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HOUSING ELEMENT

Chino General Plan

September 1989

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CITY OF CHINO
HOUSING ELEMENT

City Council

Planning Commission

HOUSING ELEMENT

Chino General Plan

September 1989

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under a separate, separate contract

September 1989

CITY OF CHINO

HOUSING ELEMENT

City Council

Fred Aguiar, Mayor
Diane J. Erwin, Mayor Pro Tem
Richard Sawhill, Council Member
Eunice Ulloa, Council Member
Al Yankey, Council Member

Planning Commission

Emil Torkar, Chairman
Pete Garcia, Vice Chairman
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September 1989

RESOLUTION NO. 89-149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CHINO ADOPTING THE NEGATIVE DECLARATION
AND APPROVING THE 1989 UPDATE TO THE HOUSING
ELEMENT OF THE CITY OF CHINO GENERAL PLAN.
GENERAL PLAN AMENDMENT NO. 119

WHEREAS, a draft Housing Element has been prepared in accordance with state law governing the content and intent of required Housing Elements; and

WHEREAS, two community workshops were held on April 12, 1989 and July 26, 1989 to receive citizen input and encourage citizen participation in the formulation of the Housing Element and its proposed programs; and

WHEREAS, the Planning Commission discussed the draft Housing Element in a public meeting held on June 19, 1989 and conducted a public hearing on August 7, 1989 for the purpose of receiving public input; and

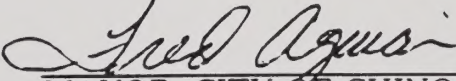
WHEREAS, the City Council discussed the draft Housing Element in a public meeting held on June 20, 1989 and conducted a public hearing on September 19, 1989 for the purpose of receiving public input; and

WHEREAS, the Environmental Review Committee reviewed the Element on July 18, 1989 and recommended a Negative Declaration for the project; and

WHEREAS, the City Council has considered the comments received from the Department of Housing and Community Development in their letter dated August 29, 1989, and supports the revisions to the text as recommended by staff and Michael Brandman Associates, reflected in Exhibit "A" of the staff report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chino does hereby adopt the Negative Declaration and approve the 1989 update to the Housing Element of the City of Chino General Plan.

APPROVED and ADOPTED this 19 day of September, 1989.


MAYOR, CITY OF CHINO

Penelope C. Lawson
Penelope C. Lawson, City Clerk

I, PENELOPE C. LAWSON, City Clerk of the City of Chino, do hereby certify that the foregoing resolution of the City of Chino was duly adopted by said City Council at a regular meeting held on the 19 day of September, 1989, by the following vote:

ABSENT: COUNCILMEMBERS: NONE

Penelope C. Lawson
City Clerk of the City of Chino

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CHAPTER IV HOUSING

BACKGROUND

INTRODUCTION

The City of Chino is a diverse community. The variety of socioeconomic, racial, and cultural backgrounds and the neighborhoods that support them are among the most valued assets of the community. The housing element of the General Plan profiles the demographic composition of the city and outlines the goals, policies, and actions which the city will undertake to ensure that the housing needs of existing residents and those expected to move into the community over the next 5 years are met.

The city's current housing element established guidelines for meeting housing needs, and the housing programs authorized by the element have provided assistance to many residents. However, Chino is not static and housing programs must change to meet the changing needs of the community. The updated housing element, with its revised goals and policies, will provide an implementation strategy to allow the city to continue to effectively meet the needs of all its residents.

As part of the update of the Housing Element, the effectiveness and appropriateness of the city's current housing goals and programs were evaluated. When the element was last updated (1985) the City Council identified three goals and eight policies to guide the development and maintenance of housing in the city. These goals and policies dealt with provision of a variety of housing opportunities (type, tenure, cost) throughout the city, guaranteeing equal access to housing for all groups and encouraging development of a balanced community with a sound and satisfying living environment. These goals and policies were found to be appropriate for the community today as well, and have been substantially repeated in the revised element.

However, in 1985, the emphasis of the city's programs was on guiding new development to ensure that it would meet the needs of city residents and be compatible with the character of the neighborhoods where it was built. Since then, the city completed the East Chino Specific Plan permitting residential development in the agricultural preserve land west of Euclid Avenue, and revised the Land Use Element and Zoning Ordinance to reflect changing community goals. City programs and

policies (chiefly the density bonus mandated by state law) have resulted in 174 of the units built in the last 5 years being reserved for lower income households. In addition, four units were designed for handicapped and 196 units were built for seniors. More affordable units would undoubtedly have been developed if changes had not been made to state and federal tax law which essentially eliminated the use of taxfree revenue bonds for privately developed affordable housing.

The city offered assistance to lower income homeowners through the residential rehabilitation program operated by San Bernardino County for the cities in the urban county program. Since 1985, five households have received loans and 79 households have received emergency repair grants to maintain their homes. The city also used Community Development Block Grant (CDBG) funds to upgrade public improvements in lower income neighborhoods and to fund several public service and fair housing programs. In 1988, Chino's population passed the 50,000 threshold specified for the CDBG program rather than as a part of the urban county. As a result, one of the major focusses of this element is the setting of direction for the use of federal CDBG funds.

Several of the programs identified in the 1985 element did not achieve the expected goals. Changes to federal and state law eliminated bond financing, so fewer affordable units were built by private developers. In addition, cuts in federal funding virtually eliminated all publicly financed new construction (Section 8, Section 235, and Section 202) and no new subsidized projects were constructed in Chino. Due to changing city priorities, staff did not complete the expansion of the computerized land use data base or prepare a report on the feasibility of using surplus land owned by government agencies for affordable housing. That program has been included in this element, along with others which reflect the changes in federal and state programs and city laws since 1985.

Statutory Authority

Sections 65580 to 65589 of the Government Code of the State of California contain the legislative mandate for the housing element of the General Plan. The legislation requires that each city provide a detailed program to address the housing needs of its current residents, and provide housing for its fair share of expected regional growth. Specifically the legislation requires the following:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, and quantified objectives and scheduled programs for the preservation, improvement and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing and mobilehomes and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The requirements of state law pertaining to the content of the housing element are more detailed than those for any other state-mandated element. The housing element is also the only element that must be reviewed by a state agency for completeness and compliance with state law prior to its adoption by the City Council. Table H-1 lists the requirements of state law and identifies the page where the relevant discussion may be found.

TABLE H-1

STATE LAW REQUIREMENTS

<u>Section 65583</u>	<u>Page Number</u>		
a. Needs Assessment and Inventory of Constraints and Resources	IV-4	3. Land inventory and analysis of infrastructure	IV-4
1. Population and employment trends	IV-5	4. Governmental constraints	V-13
2. Household and housing stock characteristics	IV-8	5. Nongovernmental constraints	IV-14
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		c. Five-Year Housing Plan	IV-14
		1. Adequate sites	
		2. Assist development of affordable housing	
		3. Remove governmental constraints	
		4. Conserve existing housing stock	
		5. Promote equal access to housing	
		d. Public Participation	IV-5
		<u>Section 65584</u>	
		a. Regional Housing Allocation Model (SCAG)	IV-12

Organization of this Element

The housing element follows the organization established by the City of Chino, General Plan format guidelines. The element consists of two primary sections--Background and Goals, Policies, and Actions. The Background section describes the purpose of the element and summarizes pertinent background information and analysis used to identify the housing issues facing Chino. Following the Background section is the Goals, Policies, and Actions section of the element. This section contains the city's housing goals, policies, and housing program actions to be taken to address the issues identified in the first section. The implementing actions describe the specific steps to be taken and the estimated time-frame for completion. Following the goals, policies, and actions is a glossary of terms utilized in the element and the appendices.

In addition to the element, there are two appendices: the Community Profile Report and the Housing Condition Survey. The Community Profile Report assesses housing needs, inventories resources, and discusses housing production constraints. This report serves as the technical background material for this housing element. The Housing Condition Survey summarizes results and findings of a recent windshield survey.

This element focuses on a discussion of housing information issues and the presentation of goals, policies, and actions addressing the identified issues.

Relationship to Other Elements

The land use element and circulation element of the General Plan will particularly affect the implementation of the housing element. The land use element designates land for residential development and establishes permitted densities and intensity of development. The circulation element establishes policies for providing essential infrastructure to all housing that is developed. The policies contained in other elements of the General Plan will affect the quality of life that residents enjoy--the amount and variety of open space, protection of natural and historic or cultural resources, acceptable noise levels in residential areas, and programs to ensure the safety of residents in the event of a natural or man-made disaster. The remaining elements of the General Plan have been consulted during the preparation of the housing element and the policies and programs in this element reflect the policy direction contained in the rest of the General Plan.

Public Participation

The City of Chino encourages citizen input on all housing policy decisions. There has been public reviews at implementation of the previously adopted housing element. In addition, regularly scheduled review of some programs is a legal requirement. The Federal Community Development Block Grant (CDBG), one of the major sources of funding for housing programs, is subject to annual review and public hearing, as is the redevelopment program. Other individual programs are subject to review from time to time as changes are needed in policy and implementation guidelines.

During the preparation of this element, public input has been actively encouraged. A community meeting was held on April 12, 1989, to explain the statutory requirements for the housing element and to solicit resident input on the housing problems and issues facing the city. In addition to this meeting, publicly noticed study sessions were held before the Planning Commission and City Council, and public hearings will also be held before the Planning Commission and City Council.

TECHNICAL INFORMATION

Population

The City of Chino has grown rapidly within the past quarter century. Historically, it has been a small agricultural town; however, since 1960, its character has changed from an agriculture-based community to a suburban community of the greater Los Angeles region with a diverse industrial, commercial, and agricultural economic base. The city has grown from 10,305 persons in 1960 to 56,136 persons in 1988, nearly 5-1/2 times the 1960 population. Chino's actual population growth from 1940 through 1988 and estimated population projections through 2010 are shown in Table H-2 and Exhibit H-1.

TABLE H-2

POPULATION GROWTH

<u>Year</u>	<u>Population</u>	<u>% Increase</u>
1940	4,204	--
1950	5,784	37.6
1960	10,305	78.2
1970	20,411	98.1
1980	40,165	96.8
1988	56,136	39.8
1994	60,500	14.9
2010	64,500	6.6

Sources: 1970 and 1980 U.S. Census; State of California, Department of Finance; SCAG; and City of Chino, Planning Department

Age

Chino's population is largely comprised of young families attracted to the area by affordable housing, employment opportunities and the semi-rural setting. The 1970 and 1980 U.S. Census and the 1983 and 1988 Chino Unified School District enrollment figures continue to indicate that Chino is an attractive community for families with school age children as shown in Exhibit H-2. During the past 5 years, the school enrollment data indicate 16 percent (grade 9) to 106 percent (grade 12 and continuation school) enrollment increases. Most grade levels have increased by approximately 45 to 50 percent as shown in Tables H-3, and H-4 and Exhibit H-3. Four elementary, one K-8, and one junior high school were opened between 1980 and 1989. The enrollment figures include county, as well as City of Chino students.

TABLE H-3

AGE CHARACTERISTICS

<u>Age Bracket</u>	<u>1970</u>	<u>1980</u>	<u>% Change</u>
0-4	1,742	2,873	22.3
5-24	25,750	14,437	499.5
25-54	7,803	16,935	117.0
55-64	1,055	2,211	109.6
65+	925	1,709	84.8
Total	37,285	40,165	184.9
Median Age	23.3	25.9	

Source: 1970 and 1980 U.S. Census

TABLE H-4

SCHOOL ENROLLMENTS BY GRADE

<u>Grade</u>	<u>1983</u>	<u>1988</u>	<u>% Change</u>
K	1,217	1,828	50.0
1	1,192	1,853	55.5
2	1,138	1,755	54.2
3	1,109	1,610	45.2
4	1,144	1,664	45.5
5	1,201	1,609	33.7
6	1,220	1,613	32.2
7	1,220	1,525	25.0
8	1,056	1,508	42.8
9	1,372	1,594	16.2
10	1,196	1,413	18.1
11	802	1,428	78.1
12	649	1,342	106.8
Continuation	112	231	106.3
Total	14,628	20,973	43.4

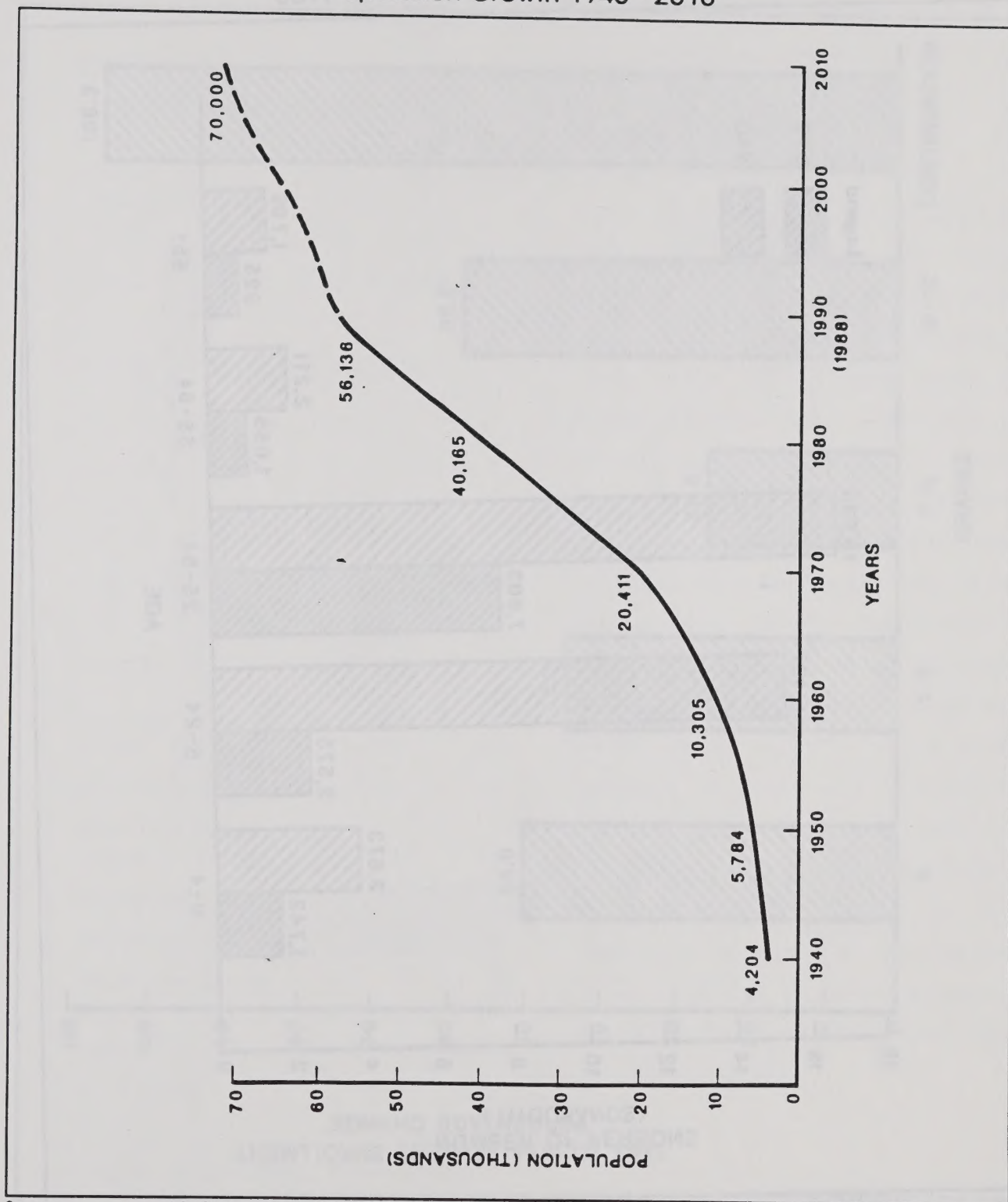
Source: Chino Unified School District.

Race and Ethnicity

While age characteristics have changed, the population's race and ethnicity has varied little. In 1970, 61 percent of the population described itself as white; in 1980, this group made up 66 percent of Chino's total population. Also increasing was the proportion of persons describing themselves as black and Asian. The Spanish origin category has decreased by 5 percent and the "other" category has decreased by 1 percent as indicated in Tables H-5 and H-6 and in Exhibit H-4.

EXHIBIT 1

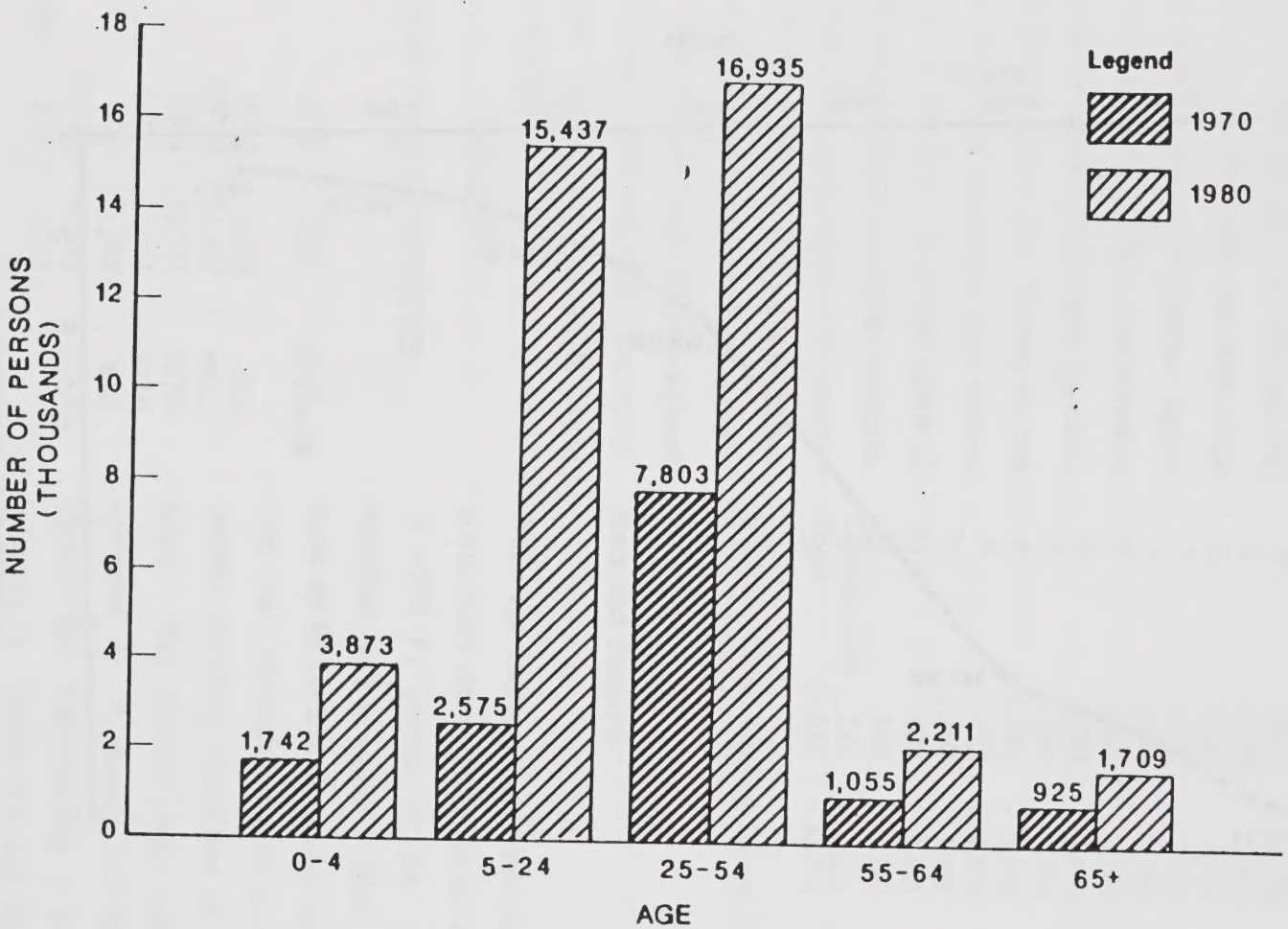
Population Growth 1940 - 2010



Source: U.S. Census, Department of Finance, and Chino General Plan

EXHIBIT 2

Population Age Distribution 1970, 1980



Source:

U.S. Census

EXHIBIT 3
Student Enrollment

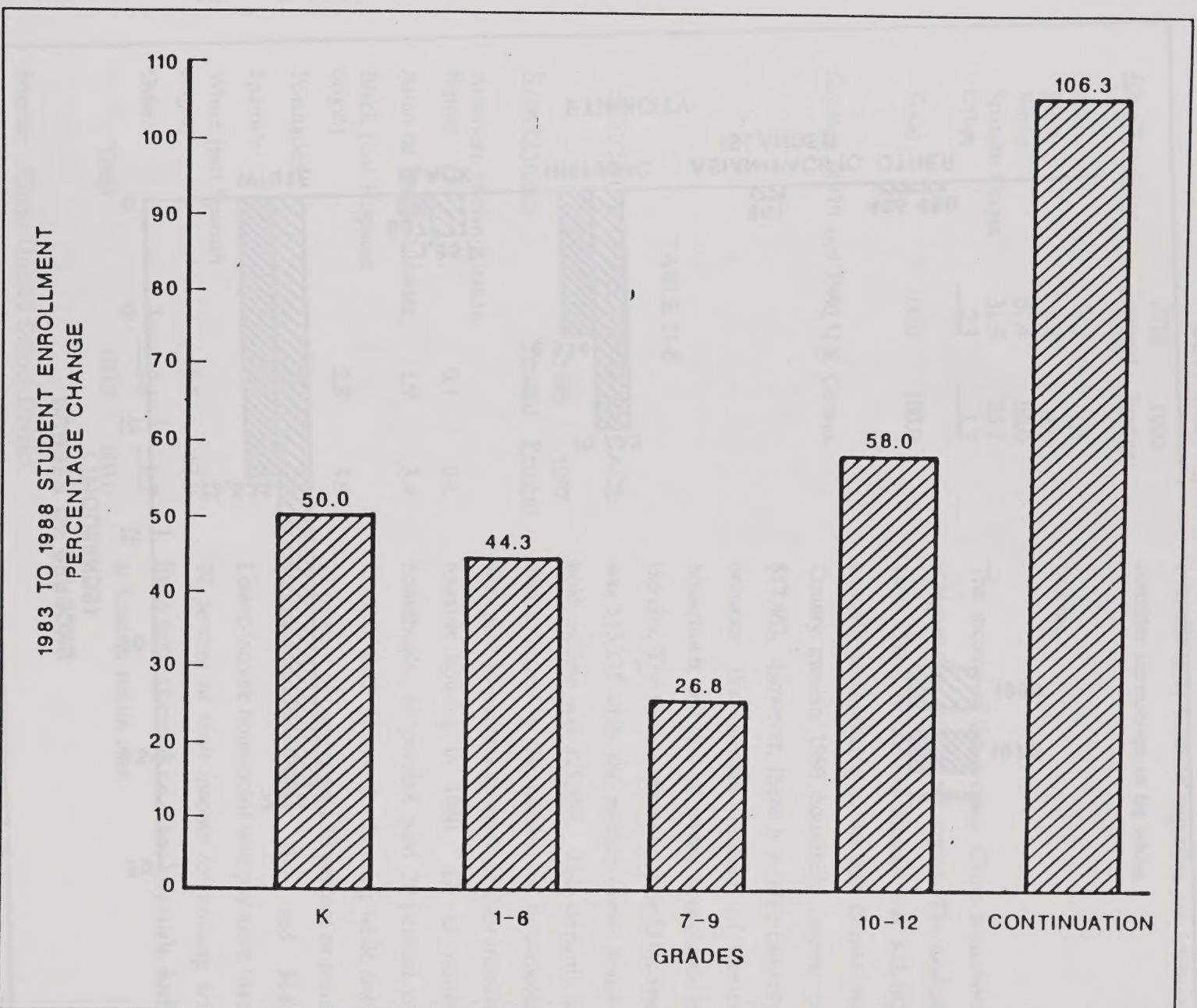
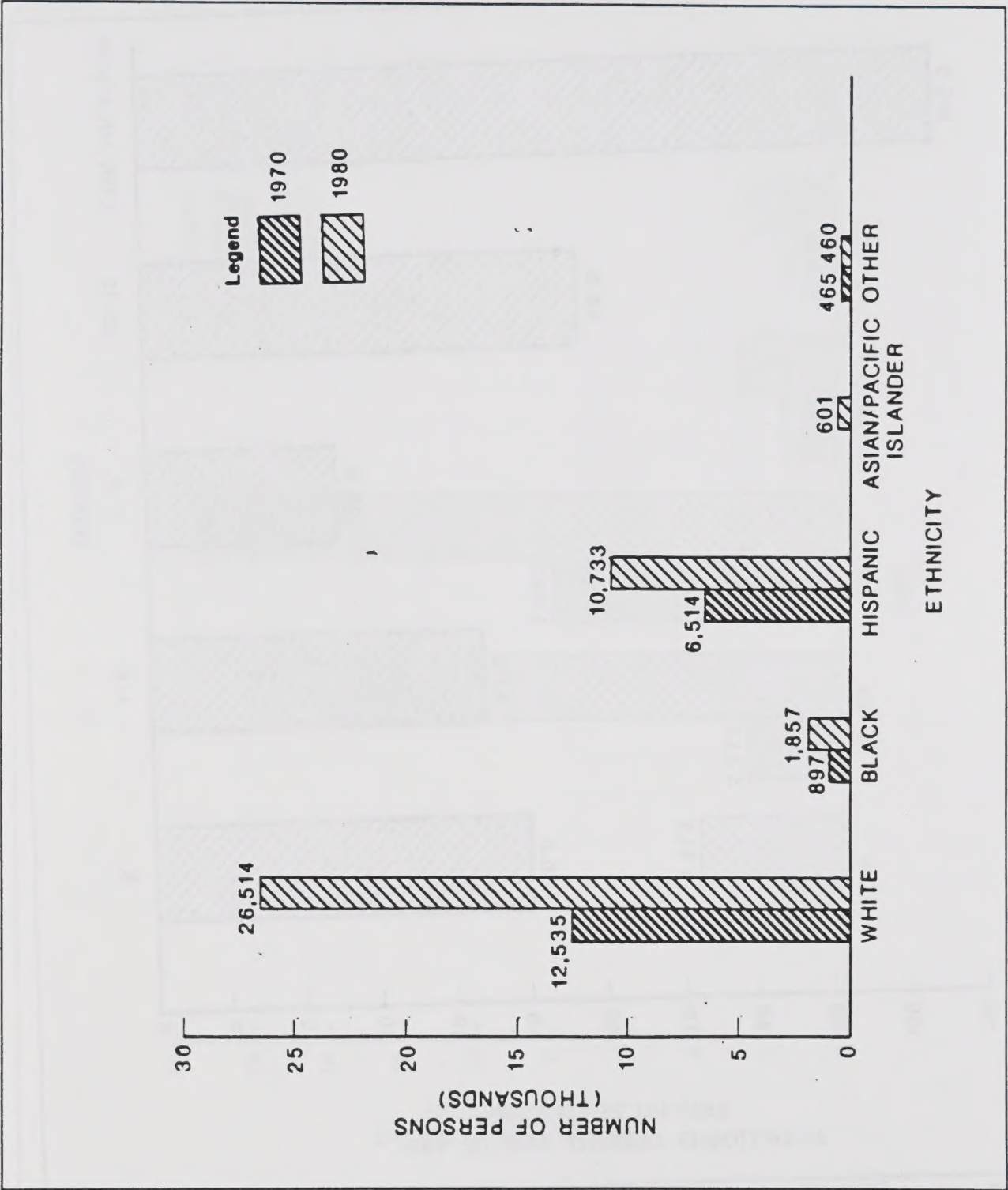


EXHIBIT 4
Population Ethnicity 1970, 1980



Source: U.S. Census

TABLE H-5
RACE AND ETHNICITY

<u>Race/Ethnicity</u>	<u>1970 Percent</u>	<u>1980 Percent</u>
Asian	1.5	1.5
Black	4.4	4.6
White	61.4	66.0
Spanish Origin	31.9	26.7
Other	<u>2.3</u>	<u>1.2</u>
Total	100.0	100.0

Source: 1970 and 1980 U.S. Census.

TABLE H-6
SCHOOL ENROLLMENTS BY RACE

<u>Race/Ethnicity</u>	<u>1980 Percent</u>	<u>1987 Percent</u>
American Indian/Alaskan Native	0.1	0.1
Asian or Pacific Islander	1.9	3.4
Black (not Hispanic origin)	2.8	3.8
Portuguese	2.1	1.2
Spanish	24.2	26.9
White (not Spanish origin)	68.5	63.9
Other	<u>9.4</u>	<u>0.7</u>
Total	100.0	100.0

Source: Chino Unified School District.

That is, while the total population continues to increase, those who are entering the community by birth or migration are white or consider themselves to be white.

Income

The income of the average Chino household is higher than that for the region. The median 1980 Chino household income was \$23,782 annually as compared to the San Bernardino County median 1980 household income of \$17,463. However, there is a large disparity between the median income of renter households and that of owner households in the city. The median renter household income was \$13,235 while the median owner household income was \$25,998. This disparity is also reflected in the number of households who paid 30 percent or more of their income towards housing in 1980. Of all renter households, 44 percent paid 30 percent or more of their income for housing while only 22 percent of owners paid 30 percent or more as shown in Tables H-7 and H-8. Lower-income households who pay more than 30 percent of their income for housing are likely to be skimping on other essentials, such as food or health care.

TABLE H-7

1980 CHINO HOUSEHOLD INCOME CHARACTERISTICS

	<u>Number</u>	<u>Percent</u>
Total Households	10,909	100.0
Income:		
Very Low	1,479	13.6
Low	1,048	9.6
Moderate	1,982	18.1
Upper	6,400	58.7
Below Poverty	2,804	20.2

Note: Income groups are defined in the glossary.

Source: 1980 U.S. Census.

Crowding

Within the city, households paying 30 percent or more of their income for housing tended to live in those areas which also had the highest prevalence of household crowding, indicating that even by paying more than they can readily afford for housing, these families are not able to get the housing they need. Areas with the highest prevalence of household crowding are shown in Exhibit H-5.

TABLE H-8

1980 HOUSING EXPENDITURES AS A PERCENTAGE OF HOUSEHOLD INCOME

<u>Income/Cost</u>	<u>Renter Percent</u>	<u>Owner Percent</u>
Less than \$10,000/		
<24%	7.2	35.8
25 to 29%	4.3	5.1
30% or more	80.4	51.0
Not computed	<u>8.1</u>	<u>8.1</u>
Total	100.0	100.0
\$10,000 to \$19,999/		
<24%	39.4	40.7
25 to 29%	16.1	12.8
30% or more	40.1	46.5
Not computed	<u>4.4</u>	<u>0.0</u>
Total	100.0	100.0
\$20,000 or more		
<24%	90.9	75.1
25 to 29%	5.7	11.4
30% or more	1.3	13.5
Not computed	<u>2.1</u>	<u>0.0</u>
Total	100.0	100.0

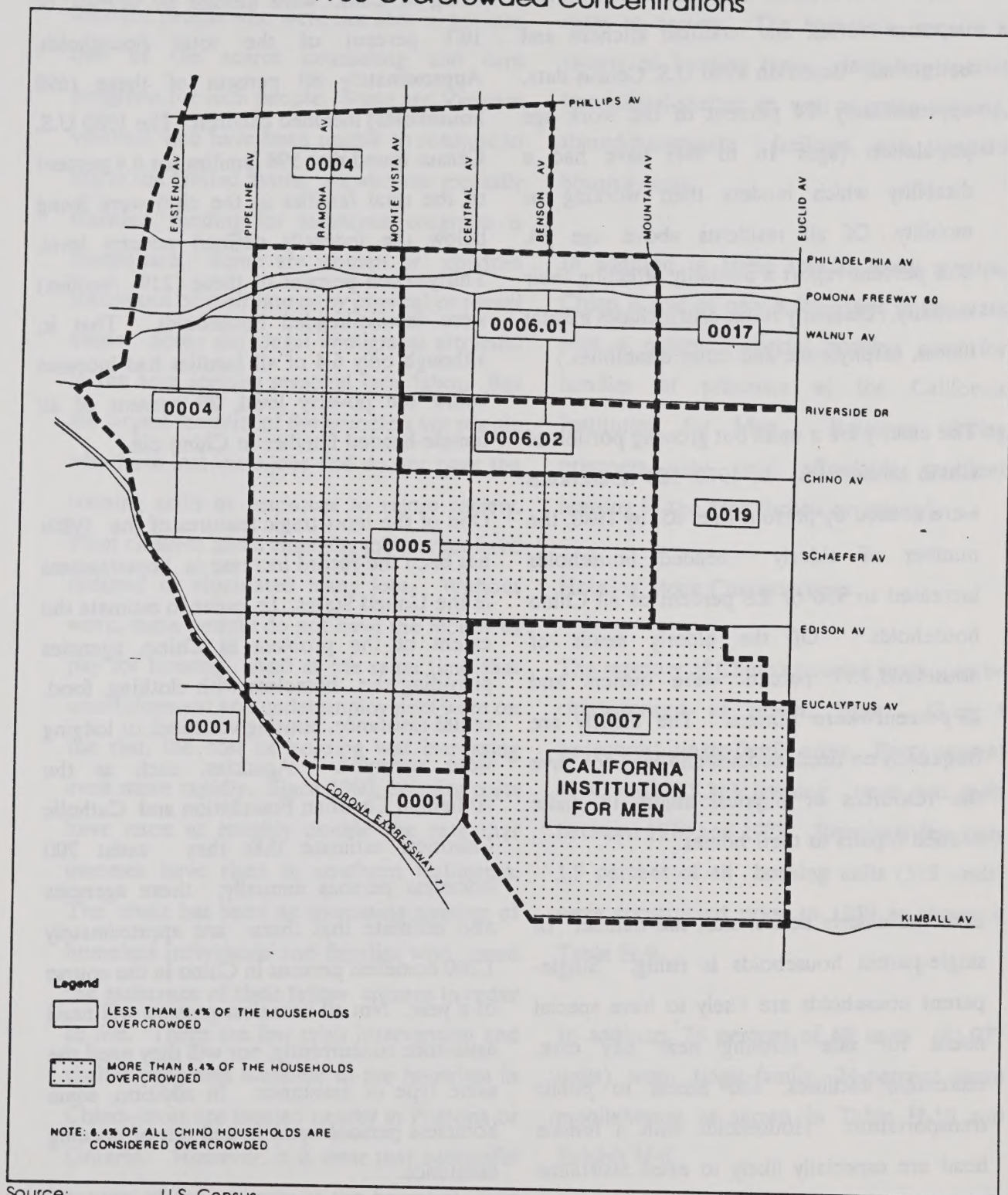
Source: 1980 U.S. Census

Special Housing Needs

Within Chino's general population, some residents have special housing requirements. These residents are the disabled, the elderly, the single parent families, and the homeless. The disabled residents require modified housing facilities such as wider doors, ramps

EXHIBIT 5

1980 Overcrowded Concentrations



housing facilities such as wider doors, ramps rather than stairs, elevators for units with two or more stories, and modified kitchens and bathrooms. Based on 1980 U.S. Census data, approximately 6.4 percent of the work age population (ages 16 to 64) have had a disability which hinders their working or mobility. Of all residents above age 64, 20.6 percent report a disability affecting their mobility. (Disability status also includes mental illness, emphysema, and other disabilities.)

The elderly are a small but growing portion of Chino households. In 1970, 584 households were headed by persons over 65; by 1980, the number of elderly headed households increased to 956 or 8.8 percent of all Chino households. Of the elderly heads of household, 77 percent were owners and 23 percent were renters. The elderly are frequently on fixed incomes and may not have the resources or physical ability to make needed repairs to their homes.

Like the elderly households, the number of single-parent households is rising. Single-parent households are likely to have special needs for safe housing near day care, recreation facilities, and access to public transportation. Households with a female head are especially likely to need assistance because women continue to earn less on

average than men. In 1980, 880 households living in Chino were headed by women, or 10.1 percent of the total households. Approximately 80 percent of these (698 households) included children. The 1980 U.S. Census found that 598 families (or 6.4 percent of the total families in the city) were living below the federally defined poverty level. Thirty-seven percent of these (219 families) were female-headed households. That is, although only 6.4 of all families had incomes below the poverty level, 29 percent of all female-headed families in Chino did.

One of the most tragic features of the 1980s has been the record increase in homelessness in the United States. In order to estimate the extent of the problem in Chino, agencies providing the homeless with clothing, food, rental assistance, housing vouchers, or lodging were surveyed. Agencies, such as the Althenian Christian Foundation and Catholic Charities, estimate that they assist 700 homeless persons annually; these agencies also estimate that there are approximately 1,200 homeless persons in Chino in the course of a year. Not all homeless persons will need assistance concurrently, nor will they need the same type of assistance. In addition, some homeless persons cycle in and out of needing assistance.

The causes of homelessness are many and complex. Some of the homeless are mentally disabled people who were not able to get into one of the scarce counseling and care programs for such people. Some are Vietnam veterans who have been unable to readjust to life in the United States. As with the mentally disabled, funding for assistance programs is inadequate. Some are women or children forced out of their homes by physical or sexual abuse. Some are illegal immigrants attracted to the area seeking seasonal farm labor. But the largest majority of the homeless are people who have lost their jobs and do not have the training skills or resources to rejoin society. Plant closures and a changing job market have reduced or eliminated many jobs. Without work, these people do not have the money to pay for housing. And at the same time that unemployment and underemployment were on the rise, the cost of housing was increasing even more rapidly. Since 1980, housing costs have risen at roughly double the rate that incomes have risen in southern California. The result has been an increasing number of homeless individuals and families who need the assistance of their fellow citizens in order to live. There are few crisis intervention and shelter programs available to the homeless in Chino--most are located nearby in Pomona or Ontario. However, it is clear that successful reentry of the majority of the homeless into

society will depend on the availability of affordable housing of a variety of types for them to occupy. The homeless require a variety of housing types, including special transitional shelter, as well as group housing, shared/congregate facilities, and standard housing units.

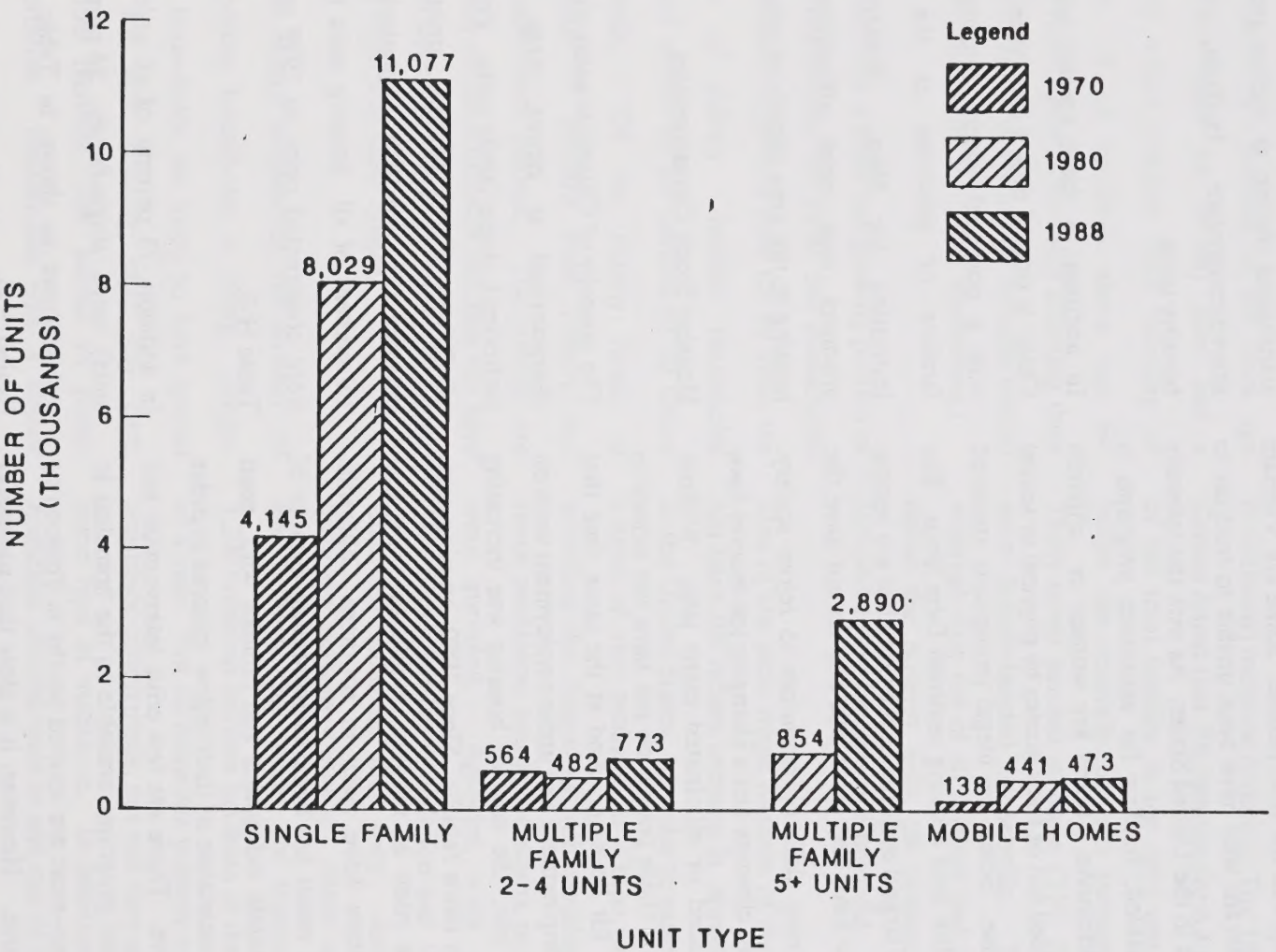
In addition to these special needs groups, Chino is one of only a few cities in the state with a potential special housing need for families of prisoners at the California Institution for Men. Relatives visiting prisoners may need affordable transient housing in the area (hotels or motels).

Housing Stock Characteristics

The majority of Chino's housing stock can be characterized as newer, large (3 to 4 bedrooms), single-family units. Forty percent of Chino's 15,213 housing units was built between 1970 and 1979. Relatively few, only 1.9 percent of all housing units (513 units) were constructed prior to 1939 as shown in Table H-9.

In addition, 73 percent of all units (11,077 units) were single-family, 24 percent were mobilehomes as shown in Table H-10 and Exhibit H-6.

EXHIBIT 6
Housing Unit Type 1970, 1980, 1988



Source: U.S. Census Bureau and Department of Finance

TABLE H-9

AGE OF CHINO HOUSING STOCK

<u>Year Built</u>	<u>Units</u>	<u>Percent</u>
Before 1939	513	3.4
1940 - 1949	587	3.8
1950 - 1959	1,551	10.2
1960 - 1969	2,186	14.4
1970 - 1979	6,535	43.0
1980 - 1988	<u>3,841</u>	<u>25.2</u>
Total	15,213	100.0

Source: 1980 U.S. Census, State of California Department of Finance.

TABLE H-10

UNIT TYPE, 1970 AND 1988

<u>Type</u>	<u>1970</u>	<u>Percent</u>
Single-Family	4,145	85.5
2 to 4 Units ^a	564	1.6
5+ Units	--	--
Mobile Homes	<u>138</u>	<u>2.9</u>
	4,847	100.0

<u>Type</u>	<u>1980</u>	<u>Percent</u>
Single-Family	8,029	81.9
2 to 4 Units	482	4.9
5+ Units	854	8.7
Mobile Homes	<u>441</u>	<u>4.5</u>
	9,806	100.0

<u>Type</u>	<u>1988</u>	<u>Percent</u>
Single-Family	11,077	72.8
2 to 4 Units	773	5.1
5+ Units	2,890	19.0
Mobile Homes	<u>473</u>	<u>3.1</u>
	15,213	100.0

a In 1970, all multi-family units were categorized as 2 or more.

Source: 1970 and 1980 U.S. Census, State of California, Department of Finance.

In 1988, 73 percent of the housing was owner-occupied units and 25 percent was rented. In 1980, the median value of a Chino home was \$72,300; the median rent was \$323. By 1988, the average house cost \$106,000 while the average rent rose to \$620. Housing cost, and rents are shown in Tables H-11 through H-13.

TABLE H-11

1980 HOUSING COSTS, CHINO AND REGION

	<u>Median Value</u>	<u>Median Rent</u>
Chino	\$72,300	\$323
Montclair	62,100	296
Montclair	64,300	272
Rancho Cucamonga	75,800	342
San Bernadino County	53,600	260

Source: 1980 U.S. Census.

TABLE H-12

1988 HOUSING SALES COSTS

<u>Unit Type</u>	<u>Average</u>
Single-Family	
1 Bedroom	\$78,000
2 Bedrooms	112,981
3 Bedrooms	136,660
4+ Bedrooms	152,930
Multiple-Family/Condominiums	
1 Bedroom	\$50,000
2 Bedrooms	88,220
3 Bedrooms	102,444
4+ Bedrooms	125,500

Source: Society of Real Estate Appraisers Market Sales Data, 1988.

TABLE H-13
RENTS IN CHINO, JULY 1988

<u>Unit Size</u>	<u>Average Market Rent</u>
1 Bedroom	\$507
2 Bedrooms	636
3 Bedrooms	709

Source: Chino Champion newspaper advertisement survey, and property management companies telephone survey, 1989.

As a result of having a predominantly newer housing stock, the housing conditions are generally good. Most homes are well kept, few have structural or cosmetic problems. The area with the greatest number of structural or cosmetic problems is located between of Riverside Drive and Schaeffer Avenue, from Monte Vista Avenue to Thirteenth Street. In this area, some homes require painting, reroofing, landscaping, or foundation or other structural work. A recent survey of the city found very few units beyond repair.

Some homes built prior to 1939, which appear to be in good condition, may require seismic safety improvements. These homes are less likely to have been built to the structural standards necessary to withstand a major earthquake. The most common problems are failure to bolt the house to the foundation and

unreinforced masonry work (porches, chimneys, etc.). Chino is adjacent an active branch of the Whittier earthquake fault, recently named the Chino Fault.

Housing Need

The previously adopted housing element has many housing programs which were established to accomplish the city's housing goals and policies. This has resulted in the construction of 150 low-income housing units in the city, the rehabilitation of existing units, and the evaluation of existing ordinances and codes that regulate residential developments. It accomplished the city's goals on production, rehabilitation, and special needs housing.

However, over the last 5 years, there were major changes in the federal programs to assist producers of affordable housing and in regulations governing bond financing by local governments. These changes are reflected in the proposed changes to the city's housing program for the next 5 years.

The Southern California Association of Governments (SCAG) estimates that the total number of new housing units needed to accommodate expected growth in the Chino area is 2,447 units. Of these, 228 should be for the very low income, 392 for the low

income, 429 for moderate, and 1,329 for high income households. Of the 14,376 households living in Chino in 1988, 1,717 were lower income households paying more than 30 percent of their income for housing. These households make up the city's existing need. Approximately 1,150 households are renters and 566 are owners overpaying for shelter. Chino's existing and future housing needs are shown on Tables H-14 and H-15.

TABLE H-14

EXISTING HOUSING NEEDS, 1988

	<u>Number</u>	<u>Percent</u>
Total Households	14,376	
Low Income Households	3,393	
Overpaying Households		
Total Low Income	1,717	100.0
Very Low Income	970	56.5
Low Income	747	43.5
Owners by Income:	567	33.0
Very Low	267	47.2
Low Income	300	52.8
Renters by Income:	1,150	67.0
Very Low	703	61.0
Low	447	39.0

Source: SCAG Regional Housing Needs Assessment.

TABLE H-15

FUTURE HOUSING NEEDS

	<u>Number</u>	<u>Percent</u>
Total Future Housing Needs	2,447	100.0
Very Low Income	228	
Low Income	392	27.3
Moderate Income	439	
High Income	1,329	72.3

Source: SCAG Regional Housing Needs Assessment.

The future housing needs assessment targets an ideal vacancy rate of 2 percent for single-family units and 5 percent for multiple-family units in 1994.

Constraints on Housing Production

Constraints on housing construction and development stem from a variety of factors, including city land use controls, state and federal regulations, and market mechanisms. Land use controls (general plan designations, zoning, and the recently approved initiative restricting multiple-family development) constrain housing development by limiting the areas where housing may be built and the density of all development. Currently,

General Plan designations and zoning include 5,181 residential acres (21,379 units excluding the maximum 25 percent affordable housing bonus).

Table H-16 shows the gross and net development capacity of vacant residentially zoned land in the city. There is sufficient capacity to accommodate the 2,447 households projected by the SCAG Regional Housing Needs Assessment, especially since the city considers any residentially zoned property to be potentially suitable for affordable housing—including emergency shelters and transitional housing. Affordable housing is more likely to be built in the multiple-family zones, because the development cost of each unit is lower. The development capacity of multiple-family zoned land is 1,235 units, so the city can accommodate the 620 affordable units estimated as needed over the next 5 years by SCAG.

TABLE H-16

DEVELOPMENT CAPACITY OF VACANT CITY AND SPHERE OF INFLUENCE LAND

<u>Zoning</u>	<u>Gross Acres</u>	<u>Gross Units</u>	<u>Net Units</u>
A-2	18.14	3	3
RD1	104.89	102	83
RD2	259.70	516	377
RD4.5	623.6	2,802	2,063
RD8	28.03	223	169
RD12	31.82	381	283
RD14	36.29	508	381
RD20	27.09	535	402
Total	1,135.79	5,101	3,790

Other possible constraining factors include building codes particularly noise insulation, energy conservation, and disabled accessibility requirements which may increase construction costs and ultimately increase housing price. Both on and offsite improvement requirements, such as streets, sidewalks, utility undergrounding, sewers, storm drains, and landscaping may increase development cost. City and school district fees and exactions and permit processing fees, if exorbitant, may constrain housing construction. However, Chino fees are not significantly different than those of surrounding jurisdictions, and will not present a constraint. Nongovernmental factors, such as interest rates, other loan costs, land prices, construction costs, and material costs may also constrain housing production.

Most notably, as interest rates increase both construction costs and home purchasing prices rise as well. Similarly, increases in land costs or construction costs will increase the cost of the housing which is developed unless more units can be built on the same site. Rising energy costs increase the costs of construction and maintenance of housing units. While construction activities use gas and electricity for the operation of equipment and facilities, the actual occupancy of a housing unit uses an even greater amount. Reducing the need for energy will have long-term effects in expenditure and environmental resources. Opportunities for conservation that may be taken advantage of during construction include the use of energy-efficient equipment, and building orientation, design (glazing, facade materials, insulation, etc.), and landscaping which take full advantage of climate and site characteristics. Dwellings which minimize the energy requirements for occupancy may mean added costs due to extra insulation, passive solar systems, etc. Higher costs are passed onto the consumer, reducing the number of households who can afford to buy or rent in China.

**GOALS, POLICIES,
AND ACTIONS****HOUSING PRESERVATION**

Housing preservation is concerned with the physical preservation of existing housing stock, the maintenance of neighborhoods, and the enhancement of the positive neighborhood characteristics. Over 92 percent of Chino's housing was built after 1960. Most of the units with maintenance problems, both cosmetic and structural were constructed prior to 1959. As the housing stock continues to age, homes with these problems will become more frequent. In addition, many of the people who own the older housing are elderly; senior residents on limited incomes may not physically be able to make some repairs and may not be able to afford to hire professionals. The necessity for housing maintenance and rehabilitation programs facilitating proper maintenance will continue to increase as both the population and housing stock grow older.

Neighborhood preservation implies the maintenance of the neighborhood's residential qualities. This includes minimizing the intrusion of commercial and industrial use and associated traffic and noise, and the provision and maintenance of public facilities. Public facility safety features such as sidewalks, street

lights, and wheelchair ramps are lacking or are in disrepair in some Chino neighborhoods. In order to maintain the residential aesthetic qualities, public facilities construction and maintenance programs are necessary to encourage neighborhood cohesion.

Neighborhood preservation also focuses on the residents who call the neighborhood their home. Since the mid-1970s, Chino's land and housing values have increased tremendously. Between 1980 and 1988, Chino's median home value increased more than \$50,000 or nearly 70 percent. Home prices and rental cost increases may price current residents out of the neighborhood as the cost becomes more than the residents can afford.

Children of Chino families may not be able to afford to continue to live in the area. In order to ensure that current residents will be able to remain in the city, this element includes policies and programs encouraging the production of affordable housing and ensuring that affordable units are preserved.

GOAL - Housing Preservation**G4-1**

Protect and preserve existing housing to ensure that it continues to meet Chino resident's needs for sound housing in a safe environment.

POLICY - Unit Affordability

P4-1.1

Ensure rental and purchase units constructed with city, state or federal assistance remain affordable for at least as long as the subsidy is in effect.

ACTION - Resale Mechanisms

A4-1.1.1

Ensure the original home purchaser who received governmental assistance does not obtain a windfall profit but rather that subsidized units remain affordable. Mechanisms include deed restrictions requiring that the city/housing authority have the right of first refusal when subsidized homes are sold, and equity sharing between the city/homeowners.

ACTION - State and Federal Programs

A4-1.1.2

Continue to participate in state and federal housing assistance programs such as Section 8.

POLICY - Property Maintenance

P4-1.2

Require all property owners to maintain their property in a clean, safe, and attractive condition in order to protect the community from the adverse effect of blighting conditions.

ACTION - Property Maintenance Ordinance

A4-1.2.1

Require property owners to consistently maintain their property in a clean, safe, and attractive condition. The ordinance should include reasonable and appropriate warning and enforcement procedures, including the power to issue citations and correct problems and bill the owner later.

ACTION - Code Enforcement

A4-1.2.2

Continue to enforce compliance with the city's zoning, fire, health and safety, and building codes. Implement enforcement with code enforcement officers as described in Action A4-1.2.1.

POLICY - Housing Rehabilitation

P4-1.3

Encourage and assist lower income property owners to maintain and upgrade their homes.

ACTION - Rehabilitation Loans

A4-1.3.1

Establish and implement a low-interest loan program for lower income home owners enabling them to make needed repairs. The program should be similar to the one formerly administered for the City by San Bernardino County. It will focus on senior citizens, the

disabled, and residents of the revitalization target area.

ACTION - Emergency Repair Grants

A4-1.3.2

Establish and implement an emergency repair grant program for very low income households, and disabled residents to correct emergency health and safety problems (i.e., leaking roofs, broken hot water heater, heating system repair, broken windows or doors). This program should be similar to the one previously operated for the City by San Bernardino County.

ACTION - Rental Rehabilitation Loans and Grants

A4-1.3.3

Apply for federal funding to establish a program for owners of substandard rental property with 50 percent or more tenants who are eligible lower income households, to enable them to improve their property without raising rents or evicting tenants.

POLICY - Apartment and Mobilehome Conversions

P4-1.4

Limit the conversion of existing affordable housing (apartments and mobile homes) to ensure that current residents are not displaced or the housing stock reduced.

ACTION - Condominium and Mobilehome Conversions

A4-1.4.1

Continue to enforce the city's existing condominium conversion ordinance, which also limits mobilehome park conversion. Review the effectiveness of this ordinance by 1991.

ACTION - Mobilehome Conversion

A4-1.4.2

Investigate the possibility of offering financial assistance to permit cooperative mobilehome park ownership by senior citizen, disabled, or low income mobilehome tenants.

POLICY - Commercial Intrusion

P4-1.5

Prohibit the intrusion of commercial or industrial uses or support facilities (including parking lots) into residential neighborhoods.

ACTION - Demolition Restrictions

A4-1.5.1

Develop and implement a program which restricts demolition of existing housing for commercial or industrial uses. Such a program would require replacement of existing affordable units or payment of an in lieu fee for the construction of replacement units and provision of relocation assistance to the tenants.

POLICY - Public Facilities**P4-1.6**

Continue to upgrade the appearance and functioning of older residential areas including the construction of drainage improvements, construction of sidewalks with wheel chair ramps, installation of street lights, institutional public transit benches, and landscaping (street trees) and provision of community parks and recreation facilities.

ACTION - Public Facilities Funding**A4-1.6.1**

Continue to utilize public, redevelopment and other funds to upgrade and construct drainage, sidewalk, street lights, public transit and landscaping improvements.

HOUSING PRODUCTION

Chino is expected to continue to grow, it is important to provide housing appropriate for all existing and future Chino residents. In order to meet the needs of Chino's varied household types, housing should be available in a range of types and settings, as well as a range of prices—including housing adapted to the needs of households with special needs (the elderly, the disabled, and single-parent households). In the past, the private sector has adequately handled the needs of moderate and upper income households. This is

expected to be the case for the next 5 years. City housing policies focus on those groups who may need assistance to live in Chino. In order to meet the housing needs of Chino's diversified population, a variety of housing programs are necessary.

GOAL - Housing Production**G4-2**

Encourage the construction of a range of new housing appropriate to the needs of Chino residents and the neighborhood where it will be located.

POLICY - Infill Housing**P4-2.1**

In order to maintain the style and character of existing neighborhoods while accommodating expected growth, encourage the development of infill housing in areas where the zoning permits.

ACTION - Infill Architectural Plans and Overlay Zone**A4-2.1.1**

Establish an infill overlay zone--and hire an architect to develop plans for one, two, and three unit structures which would be constructed, including lots with existing units in the underdeveloped infill overlay zones.

ACTION - Infill Loan Program**A4-2.1.2**

Offer low interest loans to encourage the development of the infill unit plans.

ACTION - Upper Income Housing**A4-2.1.3**

Encourage the production of upper-income housing for the executives of local businesses and industry.

POLICY - Flexible Development Standards**P4-2.2**

Continue to use the specific plan process and planned development overlay zone to permit flexible housing design where such projects result in attractive, affordable housing.

ACTION - Specific Plan/Planned Development**A4-2.2.1**

Permit the flexible development standards occurring in the specific plans and planned developments to encourage housing development which meet the needs of special users. Allow partial credit toward open space requirements for including child care facilities or when the site design is accessible to the disabled. Permit shared kitchens, living rooms, and other such facilities set aside for single-parent families or the elderly.

POLICY - Multiple-Use District**P4-2.3**

Encourage the development of housing adjacent commercial development in the downtown area in order to provide appropriate housing for residents who want or need easy access to services and businesses, such as senior citizens, single-parent families, and the disabled.

ACTION - Zoning and General Plan Revision**A4-2.3.1**

Review and revise the General Plan and Zoning Ordinance to reflect changes to state law requiring cities to permit manufactured housing (mobilehomes) in all residential zones, and to ensure that all joint housing-commercial development plans provide the necessary open space and parking and adequately buffer residents from the adverse impacts of adjacent commercial development.

POLICY - Senior Housing**P4-2.4**

Encourage the development of senior housing throughout the city.

ACTION - Senior Housing Overlay Zone**P4-2.4.1**

Establish senior housing overlay zones allowing units with flexible design standards. Permit congregate housing and shared housing

within the zone. Locate the senior housing overlay zone near neighborhood stores, medical offices, and public transportation.

POLICY - Disperse Affordable Housing

P4-2.5

Disperse affordable housing in small (four or fewer units) projects throughout the community so that residents do not suffer the stigma attached to public housing.

ACTION - Site Acquisition

A4-2.5.1

Utilize grant funding and redevelopment powers and funds to acquire property for development of affordable housing. Use private developers or nonprofit development corporations to plan, design, construct, and possibly manage the affordable housing units. Sites with existing structures may be rehabilitated utilizing density bonuses to provide more affordable housing, and to exemplify infill housing strategies.

ACTION - Density Bonuses

A4-2.5.2

Provide the state-mandated density bonus of up to 25 percent for housing developments with five or more units of which 10 percent of the units are set aside for very low income households or 25 percent are set aside for low income households. Affordable units created

in this way should be subject to resale control or rent restrictions.

POLICY - Home Ownership Opportunities for Lower Income Residents

P4-2.6

Give priority to home ownership opportunities for lower income households, (such as limited equity cooperatives), especially those which protect the long-term affordability of the housing.

ACTION - Tax Free Bonds

A4-2.6.1

Investigate the feasibility to issue tax free bonds for housing development in which all units are considered affordable.

POLICY - Housing the Homeless

P4-2.7

Assist those agencies providing services to homeless people in Chino to develop both emergency shelters and transitional housing opportunities to permanently house these people.

ACTION - Emergency Housing

A4-2.7.1

Amend the zoning ordinance to permit the location and operation of emergency shelter in an industrial or commercial zone with an approved conditional use permit.

ACTION - Infill Transitional Housing**A4-2.7.2**

Assist agencies serving the homeless to acquire, rehabilitate, and recycle underdeveloped parcels throughout the city. Encourage design standards which accommodate transitional housing needs.

REMOVAL OF GOVERNMENT CONSTRAINTS

The City of Chino is also concerned with minimizing governmental and nongovernmental fees, regulations, and other practices which discourage housing production and reduce the affordability of those units which are produced. The background study prepared for this element (Appendix A) found that most city practices do not represent a significant constraint to housing production. City fees are reasonable in relation to city costs, and add only a minor amount to the overall cost of housing production.

Building code requirements which mandate additional insulation for energy conservation and noise attenuation may increase the cost of the unit in the short run, but these costs are recovered in lower heating and air conditioning costs over the life of the structure.

Permit processing is generally not a constraint, so long as the proposed project is consistent with the general plan and zoning. Projects which involve a change in city policy, as reflected in the General Plan, require careful (and, therefore, longer) review.

The city has designated sufficient land for residential use to accommodate the growth projected by the SCAG for the 5-year life of this element and for the next decade. However, the majority of this land is designated for low density development, and the recent initiative restricted the ability of the City Council to rezone land for multiple-family use. Most of the land designated for multiple-family development is currently developed--often with affordable single-family homes. There is a need to develop programs to protect existing resources and encourage the innovative use of land designated for multiple-family development in order to ensure a variety of housing types and prices.

Local government cannot influence interest rates or land and construction costs directly. However, the city can lessen their impacts through such programs as site acquisition (land banking), and subsidized financing. The following goals, policies, and implementing actions address removal of government constraints.

**GOAL - Remove Governmental Constraints
G4-3**

Review and, where possible, remove governmental constraints to the production of housing in the city.

**POLICY - Streamline Permit Processing
P4-3.1**

Streamline development review procedures to reduce the confusion which developers experience getting their project approved, and the time required for proposal review.

**ACTION - One Stop Permit Processing
A4-3.1.1**

Continue to offer "one stop" permit processing.

**POLICY - Minimize Processing Fees
P4-3.2**

Minimize the fees charged affordable residential development for permit processing, consistent with sound fiscal practice.

**ACTION - Special Housing Need Fee Subsidization
A4-3.2.1**

Establish and implement a sliding scale fee subsidization program based on the percentage of units affordable to low and very low income households, the disabled, single-parents, and

the elderly. Subsidy may vary with tenure and type of unit provided.

**POLICY - Priority Processing
P4-3.3**

Give priority in development proposal review to projects which include housing affordable to lower income households or designed to meet the needs of Chino households (senior citizens, the disabled, the homeless, and single parent households).

**ACTION - Special Needs Prioritizing
A4-3.3.1**

Continue to prioritize and "fast track" housing projects which include housing to meet the special needs of the community, such as low or very low income households, the elderly, the single-parent family, the homeless, and the disabled.

**ACTION - Existing Needs Prioritization
A4-3.3.2**

Prioritize and "fast track" housing projects which fulfill the existing needs of the community.

**POLICY - Land Use Information
P4-3.4**

Maintain an up-to-date, computerized land use information and mapping system.

ACTION - Land Use Data Base**A4-3.4.1**

Develop and implement a computer based land use information and mapping system noting acreage, existing and potential development, and other pertinent information.

ACTION - Publicly Owned Land**A4-3.4.2**

Use the land use information system to identify vacant publicly-owned land. Evaluate each parcel's suitability for housing and pursue appropriate development.

HOUSING ACCESSIBILITY

The city is concerned with three accessibility issues:

1. Physical accessibility to housing for those who are disabled.
2. Discriminatory practices which limit the range of housing options for minority, disabled, or single-parent households.
3. Ensuring that all residents are informed and invited to participate in the housing policy decisions of the community.

The Community Profile Report (Appendix A) indicates that many new housing developments are not constructed so that they easily accessible to the handicapped. In addition,

minorities were concentrated in the older central portion of town in 1980, indicating a need to continue programs to educate property owners, apartment managers, and others involved in the sale or lease of housing of their fair housing rights and responsibilities. The city provides outreach, education, and counseling for residents and property owners, and enforcement of federal and state fair housing laws through a contract with Inland Mediation Board (IMB), a nonprofit fair housing counseling agency. IMB provided outreach and education to 259 Chino residents in 1988-89, and assisted in the resolution of 67 housing discrimination/mediation cases. In addition, the city publishes and post notices about the availability of fair housing services and the requirements of fair housing laws periodically so that residents will be aware of their rights and responsibilities.

The following goals, policies, and implementing actions are designed to ensure all current and future residents of the city equal access to housing and to housing policy decisions.

GOAL - Housing Accessibility**G4-4**

Ensure equal access to both sale and rental housing regardless of race, creed, color, sex,

marital status, physical handicaps, age, or national origin.

POLICY - Fair Housing

P4-4.1

Support local and regional agencies who provide education to the public, developers, and realtors on their fair housing rights and responsibilities. Take appropriate legal action to eliminate discrimination in the sale or rental of housing in Chino due to race, color, creed, national origin, age, sex, marital status, or physical handicaps.

ACTION - Fair Housing Education and Outreach

A4-4.1.1

Continue to provide education, counseling, and legal referrals to residents who have experienced discrimination in violation of state and federal fair housing laws.

ACTION - Affirmative Marketing Plan

A4-4.1.2

Require an affirmative marketing plan as a condition of approval of all subdivisions and as a condition of a business license issuance for apartments. Require the manager to provide evidence of training in fair housing and landlord/tenant laws and regulations as a condition of a business license issuance.

POLICY - Accessibility

P4-4.2

Ensure that all new residential development is at least site accessible to the handicapped. Enforce the requirements of state law regarding modification of multiple-family housing developments to accommodate the disabled.

ACTION - Site Accessibility

A4-4.2.1

Require all subdivisions be site accessible to the disabled. Site accessibility includes curb cuts, wider private sidewalks, ramps instead of or in addition to steps, and wider entry doors with level thresholds to permit wheelchair access.

GOAL - Community Participation

G4-5

Encourage public participation in establishing housing policy and designing housing programs for the city.

POLICY - Public Participation

P4-5.1

Design housing programs to meet the identified needs and wishes of city residents. Where the city does not provide programs, assist residents to locate agencies who do.

ACTION - Public Participation**A4-5.1.1**

Hold at least one widely publicized hearing before amending the city's housing plans (housing element of the General Plan, housing assistance plan, redevelopment set aside strategy) or substantially changing adopted housing programs.

ACTION - Information**A4-5.1.2**

Continue to advertise and conduct public workshops, study sessions, and hearings on housing policy. Advertise housing programs widely and maintain a list of contacts for other agencies providing housing services.

conservation of existing affordable housing, including controls on condominium and mobilehome park conversions, mobilehome rent control, and participation in the federal Section 8 rent assistance and housing voucher program. As a result, the city anticipates that fewer than 1 percent of its affordable units will be lost to conversion, and based on the increase in voucher/certificate use over the last 5 years, rent assistance will be available to 40 additional households, depending on the availability of HUD monies, bringing the total assisted to 113 households.

SUMMARY OF EXPECTED ACCOMPLISHMENTS

The city's housing programs are expected to provide for the existing and future housing needs of its residents. This element will encourage the construction of 2,447 dwelling units (80 percent single-family and 20 percent multiple-family), and attempt to ensure that at least 620 of these are affordable to lower-income households, or a ratio of 4:1. In addition, city programs will result in the rehabilitation of eight existing affordable housing units per year to ensure their continued availability to lower income residents. Several city programs promote the

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HOUSING ELEMENT IMPLEMENTATION

ACTIONS	GOALS AND POLICIES							RESPONSIBLE AGENCY/DEPARTMENT*										TIMING
	Goal 4-2																	
	P4-2.1	P4-2.2	P4-2.3	P4-2.4	P4-2.5	P4-2.6	P4-2.7	CD	PW	RC	MS	PD	FD	A	SBC	Other (specify)		
Infill Architectural Plans and Overlay Zone A4-2.1.1	X							X									1990-92	
Infill Loan Program A4-2.1.2	X							X									1992	
Upper Income Housing A4-2.1.3	X							X									1991	
Specific Plan/Planned Development A4-2.2.1		X						X									Ongoing	
Zoning & General Plan Revision A4-2.3.1			X					X									1991	
Senior Housing Overlay Zone A4-2.4.1				X				X									1991-92	
Site Acquisition A4-2.5.1					X			X			X						1990-94	
Density Bonuses A4-2.5.2					X			X			X						Ongoing	
Tax Free Bonds A4-2.6.1						X		X									Ongoing	
Emergency Housing A4-2.7.1							X	X									1990	
Infill Transitional Housing A4-2.7.2							X	X									1990-94	
* CD - Community Development Department PW - Public Works Department RC - Recreation and Community Services Department MS - Management Services Department PD - Police Department FD - Chino Fire District A - Administration SBC - San Bernardino County																		

HOUSING ELEMENT IMPLEMENTATION

ACTIONS	GOALS AND POLICIES				RESPONSIBLE AGENCY/DEPARTMENT*										TIMING
	Goal 4-3														
	P4-3.1	P4-3.2	P4-3.3	P4-3.4	CD	PW	RC	MS	PD	FD	A	SBC	Other (specify)		
One Stop Permit Processing A4-3.1.1	X				X									Ongoing	
Special Housing Need Fee Subsidization A4-3.2.1		X			X									1992-94	
Special Needs Prioritizing A4-3.3.1			X		X									Ongoing	
Existing Needs Prioritization A4-3.3.2			X		X									Ongoing	
Land Use Data Base A4-3.4.1				X	X									1993	
Pubicly Owned Land A4-3.4.2				X	X									1994	

Chapter IV

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ACTIONS	GOALS AND POLICIES		RESPONSIBLE AGENCY/DEPARTMENT*										TIMING
	Goal 4-4												
	P4-4.1	P4-4.2	CD	PW	RC	MS	PD	FD	A	SBC	Other (specify)		
Fair Housing Education and Outreach A4-4.1.1	X		X										Ongoing
Affirmative Marketing Plan A4-4.2.2	X		X										Ongoing
Site Accessibility A4-4.2.1		X	X										1990

* CD - Community Development Department
PW - Public Works Department
RC - Recreation and Community Services Department
MS - Management Services Department

PD - Police Department
FD - Chino Fire District
A - Administration
SBC - San Bernardino County

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GLOSSARY

Action. A coordinated set of measures to carry out the policies of the general plan. Example: Open-space action program for implementing open-space policies.

Achievable Density. The density of residential development (number of residential units) that can actually be built, taking into consideration the required street dedications, setbacks, parking, and open space.

Affordable Housing. Housing is considered affordable to all households if it costs no more than 30 percent of gross monthly income for rents and up to 3 times the annual income for purchasing a home. These are the standards used by the federal and state government and the majority of lending institutions.

Buildout. Having no remaining vacant land; fully developed to the maximum density (but not necessarily intensity) permitted by adopted plans and zoning.

Density. (1) Residential, number of dwelling units per acre. (2) Population, number of people per unit area (e.g., people per square mile or acre).

Disabled. The count of persons with disabilities or handicaps in the U.S. Census is based on self-definition with no medical documentation required. As a result, the number may include people with asthma, arthritis, mental illness, diabetes, etc., as well as musculoskeletal diseases, paralysis, etc., which require modification of housing.

Fair Share Allocation. A distribution of lower income housing need among the cities in the region which is prepared by SCAG for cities in Los Angeles County. The idea behind the allocation is that each jurisdiction should bear proportional responsibility for housing the low

and moderate income population of the region. The allocation is expressed in terms of the number of additional lower income households which each jurisdiction should absorb over a 5-year period.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Example: "To enhance the open space amenities of the community."

Household. The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single-person living in an apartment and a family living in a house are considered households.

Household Income. The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, middle income, and upper income according to their household size. In 1980, the breakdown was:

- Very Low Income. 0 to 50 percent of the regional median income. (Less than \$8,732 for a family of four.)
- Low Income. 51 to 80 percent of the regional median income. (\$8,733 to \$13,970 for a family of four.)
- Moderate Income. 81 to 120 percent of the regional median income. (\$13,971 to \$20,955 for a family of four.)

Implementation Measure. An action, procedure, program, or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan."

Infrastructure. The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Intensity. Refers to the size of a structure relative to the area of the lot on which it is located. Typically expressed as lot coverage, building height, and setback or floor area ratio.

Lower Income. See Household Income.

Median Income. The income category for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below. (The 1980 median income in San Bernardino County was \$17,463. For the City of Chino, alone, the 1980 median income was \$23,782).

Moderate Income. See Household Income.

Policy. A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

Recycle. Reuse, redevelop.

Senior Citizens Housing. Housing units designed and reserved for households in which at least one member is over 62 years of age and no members are under 40.

Southern California Association of Governments (SCAG). A regional agency responsible under state law for preparing regional growth forecasts and regional fair share allocations, among other things.

Special Housing Needs. Those characteristics of the population (other than income) which cause households to have difficulty obtaining

housing. The elderly, the disabled, large families, the homeless, migrant farmworkers, minority households, and female-headed households are all considered to have special housing needs under state law.

Substandard Housing. Housing which does not comply with the applicable building or housing codes is considered substandard. Generally, two types of substandard housing are identified--that which can be repaired or rehabilitated and that which is so deteriorated that it should be replaced.

Tenure. Whether a housing unit is owner-occupied or renter-occupied.

Vacancy. The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.

Windshield Survey. A survey of an area performed by two or more people driving through an area. Not a foot, door-to-door, or mail survey.

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Land Use Element - October 1981 - One of the eight elements contained in the General Plan, describing Chino land use goals, policies, and action programs.

Zoning Ordinance - Originally adopted 1953, revised periodically - An implementation tool of the Land Use Element establishing rules, and requirements governing land development within the City.

General Plan - Elements updated and adopted periodically - The City's master planning document guiding growth, development, and preservation. The General Plan contains eight elements, land use circulation, housing, open space, scenic routes/open space, safety, noise, and parks.

Regional Housing Needs Assessment (RHNA) - 1988 - The Southern California Association of Governments (SCAG) evaluates the Los Angeles region's existing housing resources, and existing housing needs. SCAG also projects future housing needs as it relates to the cities located within the region. The RHNA discusses the resources, existing needs and future needs, and is revised every five years.

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SECTION 1 INTRODUCTION

As required by state law, the City of Chino is in the process of revising the housing element of the General Plan. As part of this update, this document is a community profile report reflecting Chino's demographic character, Chino's housing supply, its current and future housing needs, and housing production inducements and constraints.

This community profile report has four sections: the first section discusses the "housing needs" of the city, including demographic information, land use data, and some statistical projections. The second section summarizes the demographic characteristics of each U.S. Census tract located in Chino. The third section discusses the constraints on housing production in Chino focusing on governmental and market constraints. The last section summarizes Chino's housing needs.

SECTION 2
EXECUTIVE SUMMARY

The City of Chino, located in western San Bernardino County, has grown rapidly within the past quarter century. Historically, it has been a small agricultural town; however, since 1960, its character changed from an agriculture based community to a suburban community of the greater Los Angeles region with a diverse industrial, commercial, and agricultural economic base. The city has grown from 10,305 persons in 1960 to 56,136 persons in 1988, nearly 5-1/2 times the 1960 population.

Chino's population is comprised of young families attracted to the area by affordable housing, employment opportunities, and the semirural setting. The 1970 and 1980 U.S. Census and enrollment figures for 1983 and 1988 Chino Unified School District continue to indicate that Chino is an attractive community for families with school age children. During the past 5 years, the school enrollment data indicates increased enrollment ranging from 16 percent (grade 9) to 106 percent (grade 12 and continuation school). Most grade levels have increased by approximately 45 to 50 percent. While the age characteristics have changed, the population's race and ethnicity has varied little. In 1970, 61 percent of the population described itself as white; in 1980, this group's percentage rose to 66 percent of Chino's total population. Also rising was the proportion of persons describing themselves as black and Asian. Conversely, the proportion of those persons describing themselves as Spanish origin and "other" have decreased. The Spanish origin category has decreased by 5 percent and the "other" category has decreased by 1 percent. That is, while the total population continues to increase, those who are entering the community by birth or migration are white or consider themselves to be white.

Chino residents incomes are high; the median 1980 Chino household income was \$23,782 annually as compared with the county median 1980 household income of \$17,463 (1979 dollars). However, there is a large disparity between the median income of renter households and owner households. The median renter household income was \$13,235 while the median owner household income was \$25,998. This disparity is also reflected in the number of households who paid 30 percent or more of their income towards housing in 1980. Of all renter households, 44 percent paid 30 percent or more of their income for housing while only 22 percent of owners paid 30 percent or more. Lower-income households who pay more than 30 percent of their income for housing are likely to be skimping on other essentials, such as food or health care.

Within the city, the households paying 30 percent or more of their income for their housing tended to live in the same areas which had the highest prevalence of household crowding, indicating that even by paying more than they can readily afford for housing, these families are not able to get the housing they need.

Chino's housing stock can be characterized as newer, large (3 to 4 bedrooms), single-family units. Forty percent of Chino's 15,213 housing units was built between 1970 and 1979. Relatively few, only 1.9 percent of all housing units (or 513 units) were constructed prior to 1939. In addition, 73 percent of all units (11,077 units) were single-family, 24 percent were multiple-family units, and 3 percent were mobilehomes. In 1980, 73 percent of the households resided in owner occupied units, 25 percent rented. The median value of a Chino home was \$72,300; the median rent was \$323. By 1988, the average house cost \$106,000 while the average rent rose to \$620.

As a result of the newer housing stock, the housing unit conditions are generally good. Most are well kept, few with structural or cosmetic problems. The area with greatest number of structural or cosmetic problems is south of Riverside Drive to Shaffer Avenue between Monte Vista Avenue and Thirteenth Street. In this area, some homes require painting, roofing, landscaping, or foundation or other structural work. A recent windshield survey of the city found very few units beyond repair.

Some homes built prior to 1939, which appear to be in good condition, may require seismic safety improvements. These homes are less likely to have been built to the structural standards necessary to withstand a major earthquake. The most common problems are failure to bolt the house to the foundation and unreinforced masonry work (porches, chimneys, etc.). Chino is adjacent an active branch of the Whittier earthquake fault, recently named the Chino Fault.

The Southern California Association of Governments (SCAG) estimates that the total number of new housing units needed to accommodate expected growth in the Chino area is 2,447 units. Of these, 228 should be for the very low income, 392 for low income, 439 for moderate, and 1,329 for high income households. Of the 14,376 households living in Chino in 1988, 1,717 were lower income households paying more than 30 percent of their income for housing. These households make up the city's existing housing need. Approximately 1,150 renter households and 566 owner households are overpaying for shelter.

Constraints on housing construction and development stem from a variety of factors. This includes city land use controls, state and federal mandates, and market mechanisms. Land use controls (general plan designations, zoning and the recently approved initiative restricting multi-family development) constrain housing development by limiting the areas where it may be built and the density of all development. Other possible constraining factors include building codes which may increase construction costs and ultimately increase housing purchasing price. Both on and off-site improvement requirements such as streets, sidewalks, utility undergrounding, sewers, storm drains, and landscaping may increase development cost. City and school district fees and exactions, processing, and permit fees, if exhorbent, may dissuade housing construction. Chino fees are not significantly different than those of surrounding jurisdictions, and will not present a constraint.

Nongovernmental constraining factors, such as interest rates, other loan costs, land prices, construction costs, and material costs may also constrain housing production. Most notably, as interest rates increase both construction costs and home purchasing prices rise as well. Similarly, increases in land or construction costs will increase the housing cost unless more units can be built on the same site. Higher costs are passed on to the consumer, thus reducing the number of households who can afford to buy or rent in Chino.

This community profile report discusses the contributing factors in both the supply of housing and the demand for housing in Chino and the impact of these factors on the city's residents.

SECTION 3

U.S. CENSUS TRACT ANALYSIS

The community profile report analyses Chino's housing needs on a citywide basis. This section of the report examines Chino on a smaller scale, its census tracts.

This section analyses the individual demographic characteristics producing a cohesive picture of each of Chino's census tract neighborhoods. The analysis indicates that Chino's census tracts have their own individual character. The existing and the future housing needs will reflect the variety of household types and the different housing needs.

Chino consists of eight census tracts. Census tracts 0001, 0004, 0017, and 0019 also include areas not located within Chino; however, data utilized throughout this document has had those areas not located in Chino extracted.

A. CENSUS TRACT 0001

Census Tract 0001 is located adjacent the Corona Expressway, west to Chino's corporate boundary, and south of Route 60 to Central Avenue. This tract was least populated with only 654 residents in 1980, and only 189 dwelling units. The tract's residents were relatively young families, with high incomes. Forty-three percent of its residents were under 19 years of age (276 persons), 45 percent were between 25 and 54 years, and less than 1 percent were older than 65 years. The 1980 household median income was approximately \$27,000 (1979 dollars) with 86 percent of the households earning more than \$20,956 annually (148 households). The tract's residents were predominantly white with only 23 percent of the population minority.

Eighty-four percent (or 159 units) of the 189 housing units were owner occupied. Of the owner occupied households, only 15 percent paid 30 percent or more of their total income for housing. In contrast, 16 percent (or 30 units) were renter occupied. Yet, 40 percent of these households paid 30 percent or more of their total income for housing.

B. CENSUS TRACT 0004

Census Tract 0004 is located between Philips Avenue and Philadelphia Avenue from East End Avenue to Benson Avenue and from Philadelphia Avenue south to the Corona Expressway between Pipeline Avenue and the Expressway. Again, this tract's residents were young families with high incomes. In 1980, there were 6,413 persons residing in this tract of which 41 percent of the residents were under 19 years, and another 44 percent (or 2,830 persons) were between the ages 25 and 54 years. Approximately 1,300 households (or 67 percent) earned, in 1980, \$20,956 or more annually. The median household income was approximately \$25,537 annually. Again, 4,995 persons or 78 percent of the tract's population was white.

In Tract 0004 were 1,914 housing units—86 percent of the units were owner occupied. This tract had the lowest vacancy rate with only 1.7 percent of all units being vacant. Of the owner occupied housing units, 28 percent of the households paid 30 percent or more of their total income for housing. This tract had the highest proportion of owner occupied units paying 30 percent for the housing. Conversely, this tract also had the lowest proportion of renter occupied units paying 30 percent or more for their housing. Two hundred fifteen households or 40 percent of the tract's renter occupied households paid over the threshold level of 30 percent of their income.

C. CENSUS TRACT 0005

Census tract 0005 is located between Philadelphia Avenue and Chino Hills Parkway from Pipeline Avenue to Monte Vista Avenue and from Chino Avenue south to Edison Avenue between Monte Vista Avenue and Mountain Avenue. This tract had the highest number of residents, most of which were young. In 1980, there were 9,976 persons residing in this tract of which 41 percent of its residents were under 19 years, and another 43 percent (or 4,278 persons) were between the ages 25 and 54 years. Approximately 1,822 households (or 65 percent) earned, in 1980, \$20,956 or more annually. The median household income was approximately \$25,903. Again, 6,864 persons, or 69 percent of the tract's population was white.

In Tract 0005 were 2,959 housing units—79 percent or 2,324 units were owner occupied. Of the owner occupied housing units, 19 percent of the households paid 30 percent or more of their total

income for housing. This tract also had 544 renter households (or 40 percent of all Tract 0005 renter occupied households) that paid 30 percent or more of their income for housing.

D. CENSUS TRACT 0006.01

Census Tract 0006.01 is located south of Philadelphia Avenue to Riverside Drive between Monte Vista Avenue and Mountain Avenue. This tract was the second most populated with 8,474 residents in 1980. In accordance, this tract had the second highest number of dwelling units, 2,947. The tract's residents were relatively young families, with moderate-high incomes. Thirty-seven percent of its residents were under 19 years of age (3,110 persons), 40 percent were between 25 and 54 years, and 6 percent were older than 65 years. The 1980 household median income was approximately \$21,600 (1979 dollars) with 52 percent of the households earning more than \$20,956 annually (1,466 households). Three-fourths of the 1980 population was white with only 1,888 people, or 22 percent of the population minority.

Sixty percent (or 1,770 units) of the 2,947 housing units were owner occupied. Of the owner occupied households, only 18 percent paid 30 percent or more for their total income for housing. In contrast, 35 percent (or 1,017 units) were renter occupied. Yet, 46 percent of these households paid 30 percent or more of their total income for housing.

E. CENSUS TRACT 0006.02

Census Tract 0006.02 is located south of Riverside Drive to Chino Avenue between Monte Vista Avenue and Mountain Avenue. This tract has different characteristics than the other tracts. Most other tracts are high income or moderate-high income areas; this tract had 45 percent of its households with incomes below the federally defined poverty level in 1980. In addition, it had stronger ethnic and racial diversity. Almost two-thirds of its residents were minority. Lastly, this tract has the highest proportion of persons above age 65. Although this tract has the largest proportion of older citizens, the tract was still a predominantly young family area. In 1980, there were 5,969 persons residing in this tract of which 41 percent of its residents were under 19 years, and another 36 percent (or 2,131 persons) were between the ages 25 and 54 years. Approximately 561 households (or 33 percent of all households) earned, in 1980, \$20,956 or more annually. The median household income was approximately \$15,600. Furthermore, 45 percent of the households

in this tract had incomes below poverty level. The percentage of Tract 0006.02's households below poverty level is twice that of the second highest tract and over four times as high as the lowest percentaged tract.

This tract was the most ethnically balanced, 56 percent of the tract's population was hispanic, 41 percent was white, the balance was black, American Indian or Asian.

One thousand sixty-six housing units were within Tract 0006.02, 59 percent or 1,049 units were owner occupied. Of the owner occupied housing units, 20 percent of the households paid 30 percent or more of their total income for housing. Slightly more than one-third of the occupied units are renter occupied. Of the 659 renter occupied units, nearly half (49 percent) of the units paid 30 percent or more for their housing. Two hundred eighty-four renter households earned less than \$10,000 and paid 30 percent or more of their income for housing.

F. CENSUS TRACT 0007

Tract 0007 is unusual as it had a high group quarters resident population. Located within this tract are the California Institution for Men (CIM), as well as the California Youth Authority. The CIM and the Youth Authority residents' racial and ethnic composition, age characteristics, residential tenure skew the data for the traditional housing, and population data. Some of the census data is reflective of this skewing. Other data does not appear to include the residents of these institutions. Census Tract 0007 is located south of Edison Avenue to Kimball Avenue with a southeast zigzag pattern to Eucalyptus Avenue between Central Avenue and Euclid Avenue.

Fifty-two percent of the 3,463 residents were between 5 and 24 years, another 47 percent were between ages 25 and 64 years, less than 1 percent of the tract's population was below age 4, or above age 65.

This tract was ethnically balanced with one-third of its population white, one-third black, and approximately one-third of its population hispanic.

The 1980 median income for those residents who did not reside in the Institution or the Youth Authority was \$25,938. All but two of the 22 households earned above \$20,956. These households are employees at the facilities.

Within this tract were 22 household units, of the 22 only 1 was owner occupied. This tract had the largest percentage of renters, because the housing is owned by the institutions and rented to their employees.

G. CENSUS TRACT 0017

Census Tract 0017 is located east of Mountain Avenue to the eastern corporate boundary and south of Philadelphia Avenue to Riverside Drive. This tract had 3,805 residents in 1980. This tract had 450 dwelling units. The tract's residents were young families, with high income. Eighty-seven percent of its residents were either under 19 years of age (1,579 persons), or between 25 and 54 years (1,726 persons). The 1980 household median income was the highest of all the Chino census tracts. The median income was approximately \$27,500 (1979 dollars) with 73 percent of the households earning more than \$20,956 annually (805 households). Over three-fourths of the 1980 population was white with only 876 people or 23 percent of the population minority.

Seventy-five percent (or 336 units) of the 450 housing units were owner occupied. Of the owner occupied households, 27 percent paid 30 percent or more of their total income for housing. In contrast, 25 percent (or 114 units) were renter occupied. Yet, 37 percent of these households paid 30 percent or more of their total income for housing.

H. CENSUS TRACT 0019

Census Tract 0017 is located east of Mountain Avenue to the eastern corporate boundary and between Riverside Drive and Edison Avenue with the southwestern corner zigzagging east and south to Eucalyptus Avenue. This tract was sparsely populated in 1980 with 1,141 persons, and 1,122 dwelling units. However, this tract had largest percentage of both owners and renters who paid 30 percent or more of their income toward housing.

Nearly half of the residents (684 persons) were between the 25 and 64 years of age. The second largest age group was the under 19 years. The tract's residents were high income families. The 1980 median income was approximately \$26,000 (1979 dollars) with 73 percent of the households earning more than \$20,956 annually (320 households). Over three-fourths of the 1980 population was white, 230 people were hispanic, 49 persons were black, 33 people were Asian, 19 persons were American Indian, and 13 people were of other race or ethnicity.

Ninety percent (or 1,013 units) of the 1,122 housing units were owner-occupied. Of the owner occupied households, 43 percent of paid 30 percent or more of their total income for housing. Furthermore, 8 percent (or 89 units) were renter occupied. Of the 89 renter households, 31 households or 44 percent of the renter occupied households paid 30 percent or more of their total income for housing.

SECTION 4 HOUSING NEEDS AND RESOURCES

The housing needs of the City of Chino are determined by the characteristics of the population (age, household size, income, physical disabilities, etc.) and the characteristics of the housing available to them (number of units, tenure, size, cost, etc.). The existing housing stock is rarely perfectly suited to all of the residents of the community because life situations change and different types of housing are needed at different stages in our lives. This section explores the characteristics of the existing and projected population and housing stock in order to define the extent of housing needs in the community that have not been met.

A. POPULATION

There has been a rapid increase in the city's population over the past 8 years, and relatively large growth is expected over the next 5 years. Table 1 shows the population of the city since 1940. Vacant residentially-zoned land is still available in Chino. Growth will also result from recycling of older areas. Recycling occurs in older areas which have been developed at densities less than those permitted by the zoning and general plan. These areas have the potential to be redeveloped at higher densities. Within Chino, approximately 106 acres have a potential for recycling, creating the potential for 480 more units if all properties are redeveloped to their maximum potential. Table 1 and Exhibit 1 also contain growth projections for the city to the year 2010 which were recently prepared by the City of Chino planning staff. The planning staff expects Chino's 1994 population to be 64,500 persons, by 2010 the population is expected to be 70,551 persons. The city estimate is based on full development in accordance with the general plan. SCAG projected Chino's 2010 population to be 64,500 persons. The SCAG projection assumes a continuation of new housing development at rates similar to that which has occurred since 1970.

San Bernardino County has also grown rapidly (from a population of 895,016 to 1,240,000, or a 39 percent increase) between 1980 and 1988, and is expected to continue this growth rate. Chino has grown an average of 4.27 percent per year from 1980 to 1988 according to the Eucalyptus Business Park Specific Plan (Agajanian and Associates). The western San Bernardino Valley area, where Chino is located, is expected to continue to be the focus of much of the growth

because it is accessible to employment centers in Riverside, San Bernardino, Orange, and Los Angeles counties.

TABLE 1
POPULATION GROWTH

<u>Year</u>	<u>Population</u>	<u>% Increase</u>
1940	4,204	--
1950	5,784	37.6
1960	10,305	78.2
1970	20,411	98.1
1980	40,165	96.8
1988	56,136	39.8
1994	64,500	14.9
2010	70,551	9.4

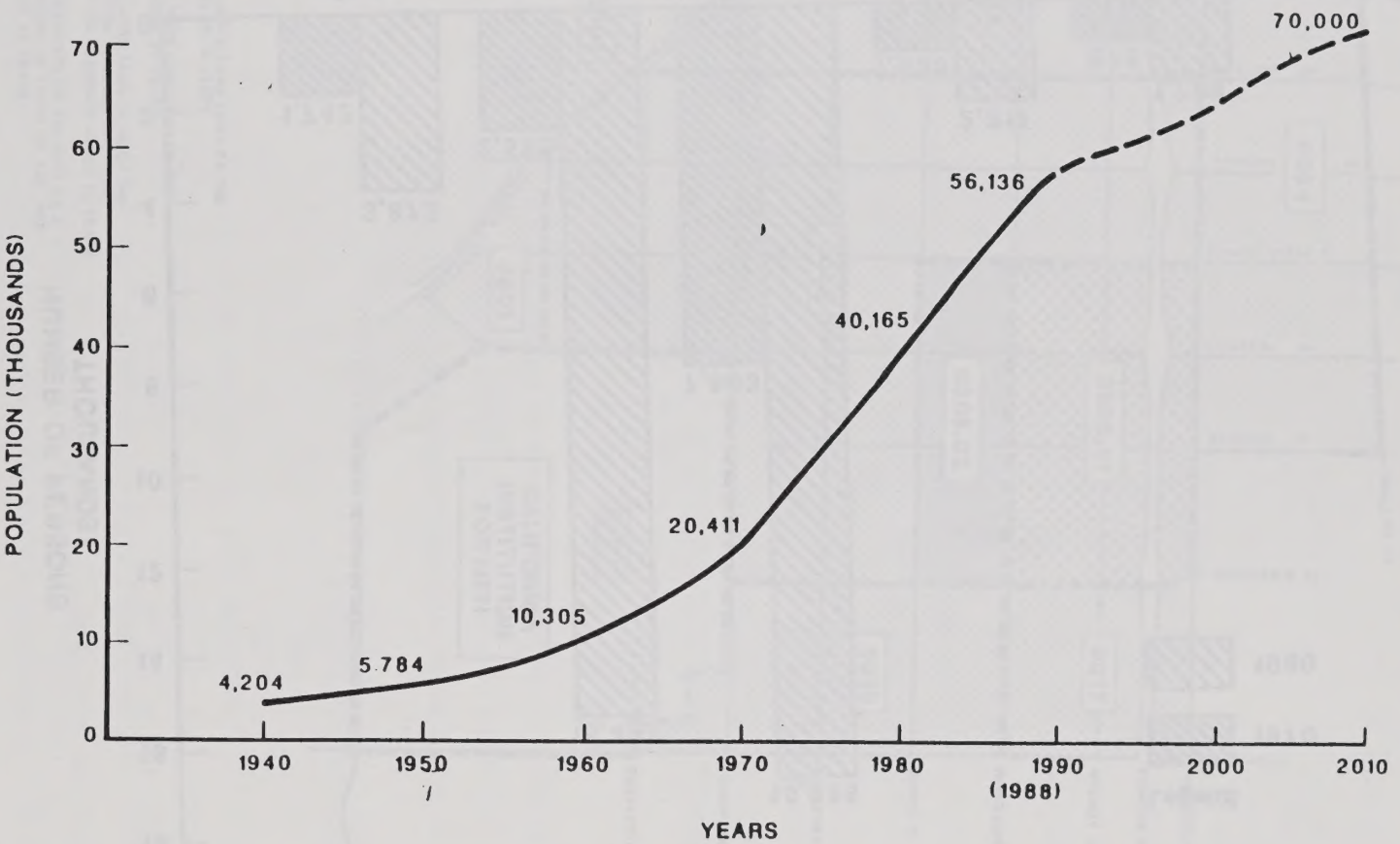
Sources: 1970 and 1980 U.S. Census; State of California, Department of Finance; SCAG; and City of Chino, Community Development Department.

B. AGE

Table 2 and Exhibit 2 show the age distribution of the city's population in 1970 and 1980. The trend during the 1970s was a dramatic increase in the younger population (5 to 24) and a more moderate increase in the number of senior citizens. This is reflective of the continued development of single-family subdivisions during the period. The in-migration of young families far outweighed the aging of the existing population. Exhibit 3 shows the census tracts with concentrations of elderly and very young residents (tracts with significantly higher or lower proportions than the city's average).

EXHIBIT 1

Population Growth 1940 - 2010

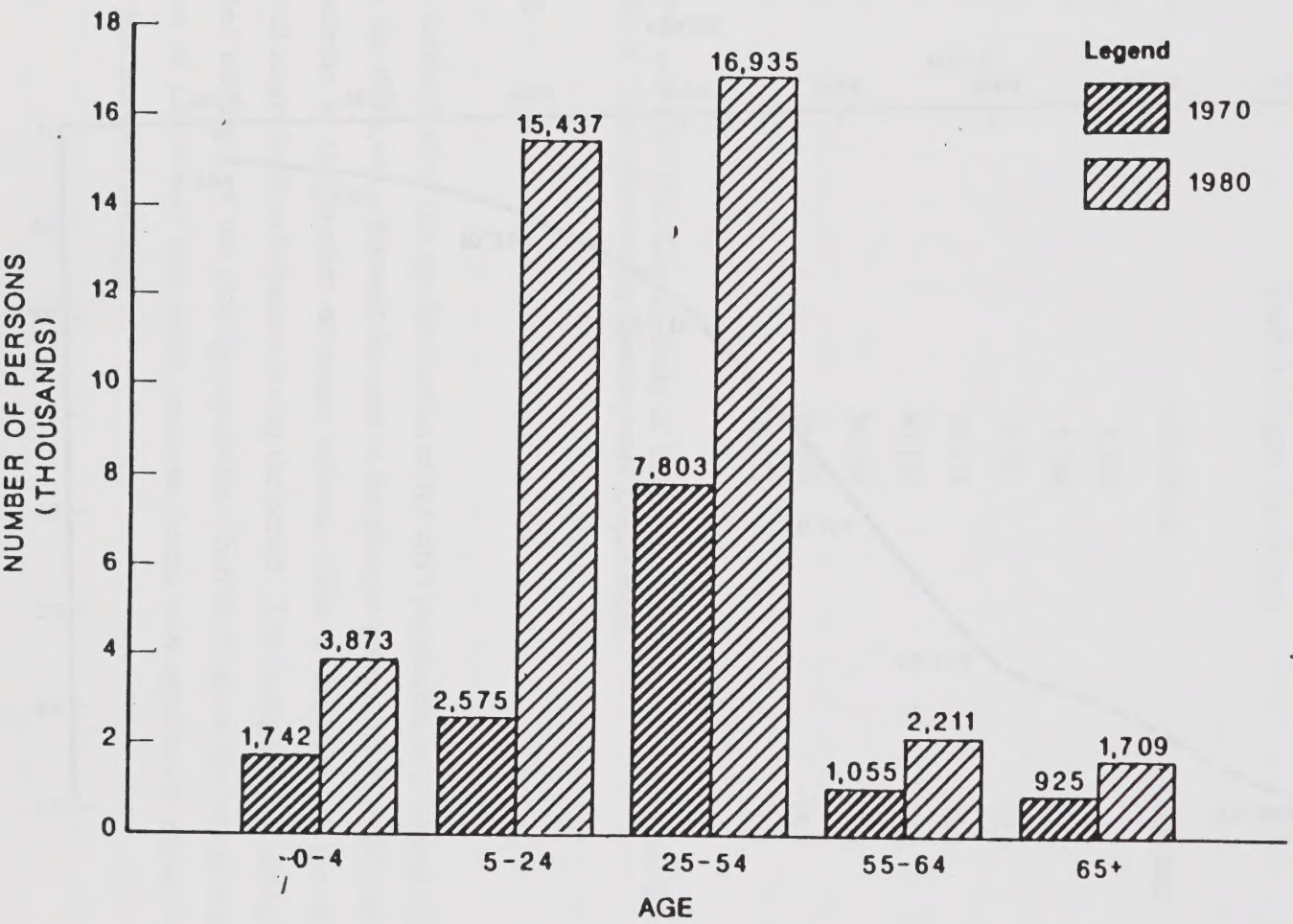


Source:

U.S. Census, Department of Finance, and Chino General Plan

EXHIBIT 2

Population Age Distribution 1970, 1980

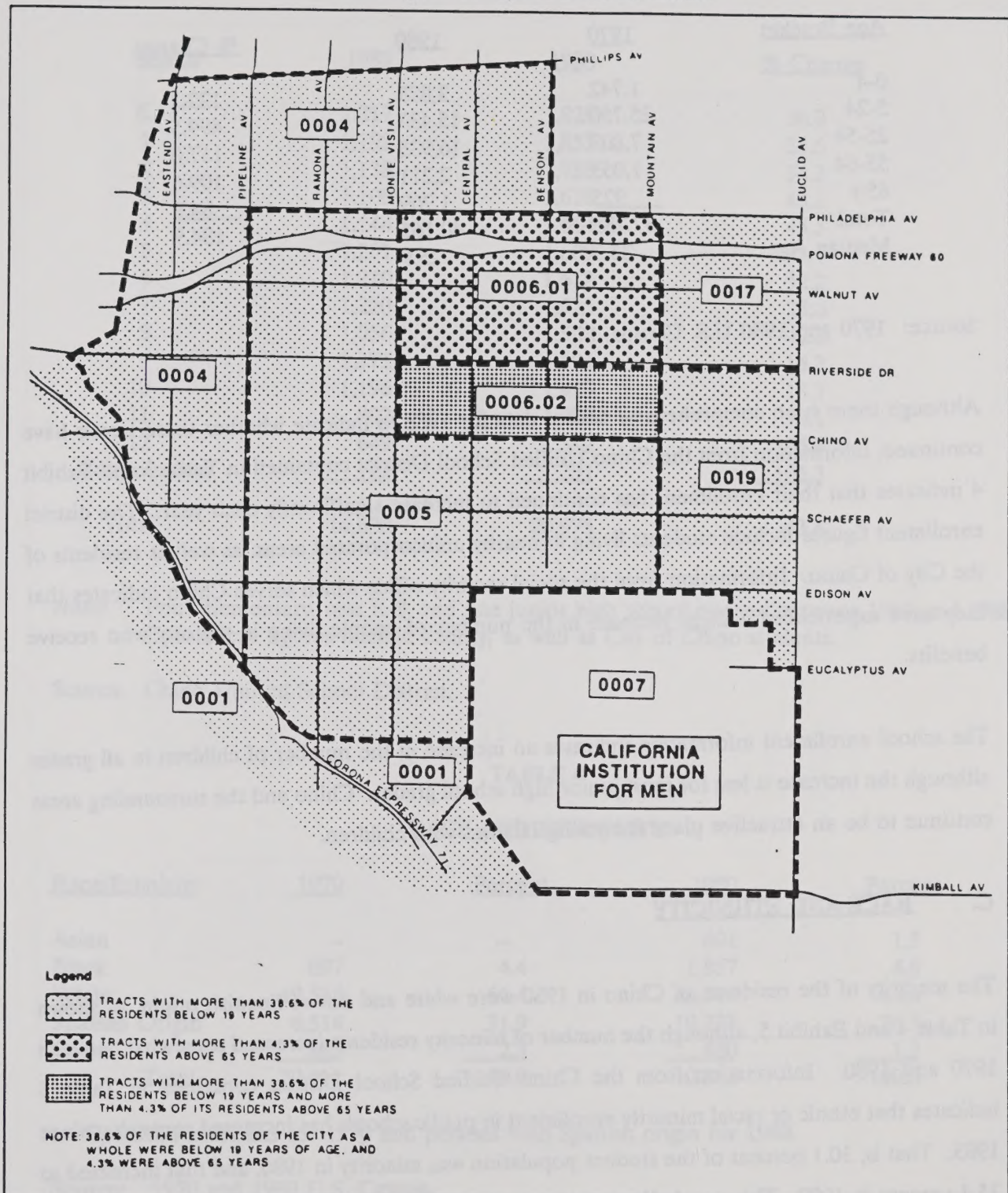


Source:

U.S. Census

EXHIBIT 3

1980 Age Group Concentration



Source: U.S. Census, Department of Finance, and Chino General Plan

TABLE 2

AGE CHARACTERISTICS

<u>Age Bracket</u>	<u>1970</u>	<u>1980</u>	<u>% Change</u>
0-4	1,742	3,873	122.3
5-24	25,750	15,437	499.5
25-54	7,803	16,935	117.0
55-64	1,055	2,211	109.6
65+	<u>925</u>	<u>1,709</u>	<u>84.8</u>
Total	37,285	40,165	184.9
Median Age	23.3	25.9	

Source: 1970 and 1980 U.S. Census.

Although there is no comprehensive census data for 1988 to indicate whether these trends have continued, information from the Chino Unified School District contained in Table 3 and Exhibit 4 indicates that their enrollment has continued to increase significantly each year. The district enrollment figures include students living in nearby unincorporated areas, as well as residents of the City of Chino. Information from the social security office which serves Chino indicates that they have experienced a slight increase in the number of people living in the city who receive benefits.

The school enrollment information indicates an increase in the number of children in all grades although the increase is less for most junior high school grades. Chino and the surrounding areas continue to be an attractive place for young families with children.

C. RACE AND ETHNICITY

The majority of the residents of Chino in 1980 were white and not of Spanish origin, as shown in Table 4 and Exhibit 5, although the number of minority residents increased somewhat between 1970 and 1980. Information from the Chino Unified School District contained in Table 5 indicates that ethnic or racial minority enrollment in public schools has increased somewhat since 1983. That is, 30.1 percent of the student population was minority in 1980, and that increased to 35.4 percent in 1988. This may indicate an increase in minority representation in the population as a whole. Exhibit 6 illustrates the spatial distribution of minority populations in 1980.

TABLE 3
SCHOOL ENROLLMENTS BY GRADE

<u>Grade</u>	<u>1983</u>	<u>1988</u>	<u>% Change</u>
K	1,217	1,828	50.0
1	1,192	1,853	55.5
2	1,138	1,755	54.2
3	1,109	1,610	45.2
4	1,144	1,664	45.5
5	1,201	1,609	33.7
6	1,220	1,613	32.2
7	1,220	1,525	25.0
8	1,056	1,508	42.8
9	1,372	1,594	16.2
10	1,196	1,413	18.1
11	802	1,428	78.1
12	649	1,342	106.8
Continuation	<u>112</u>	<u>231</u>	<u>106.3</u>
Total	14,628	20,973	43.4

Note: Four elementary, one K-8, and one junior high school opened between 1980 and 1988. Enrollment figures include county, as well as City of Chino students.

Source: Chino Unified School District.

TABLE 4
RACE AND ETHNICITY

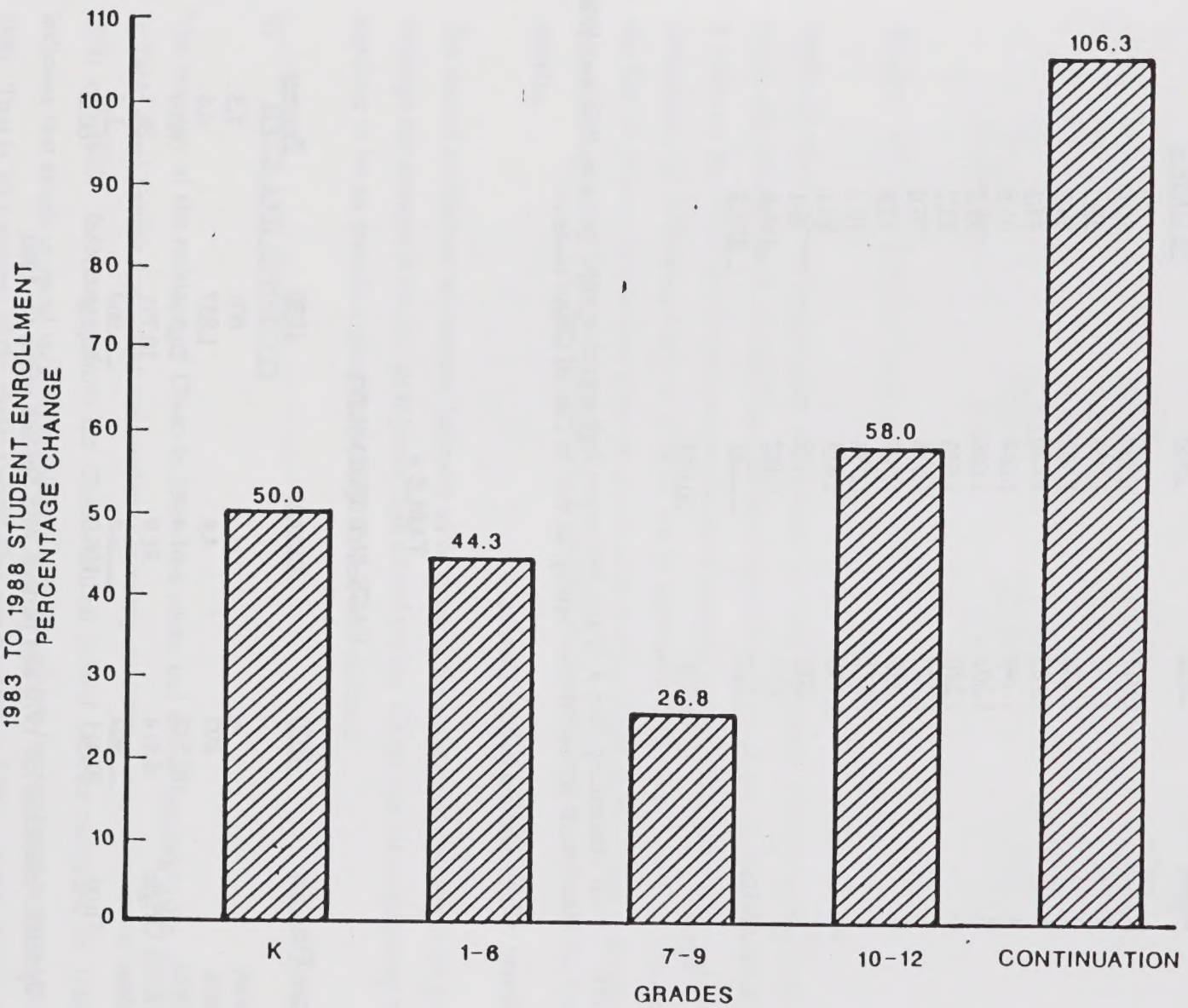
<u>Race/Ethnicity</u>	<u>1970</u>	<u>Percent</u>	<u>1980</u>	<u>Percent</u>
Asian	—	—	601	1.5
Black	897	4.4	1,857	4.6
White	12,535	61.4	26,514	66.0
Spanish Origin ^a	6,514	31.9	10,733	26.7
Other	<u>465</u>	<u>2.3</u>	<u>460</u>	<u>1.2</u>
Total	20,411	100.0	40,165	100.0

a Spanish Americans for 1970 and persons with Spanish origin for 1980.

Source: 1970 and 1980 U.S. Census.

EXHIBIT 4

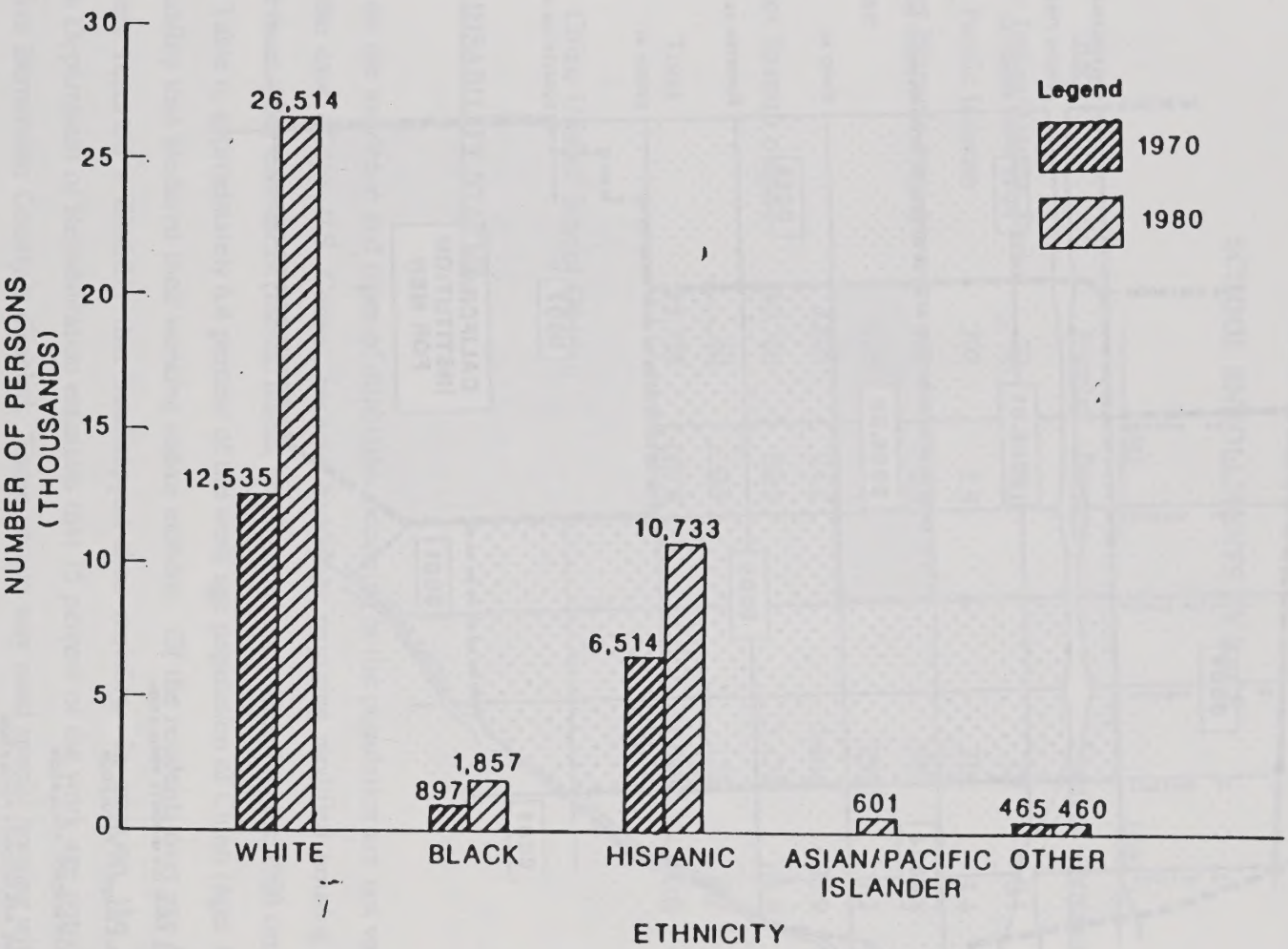
Student Enrollment



Source: Chino Unified School District

EXHIBIT 5

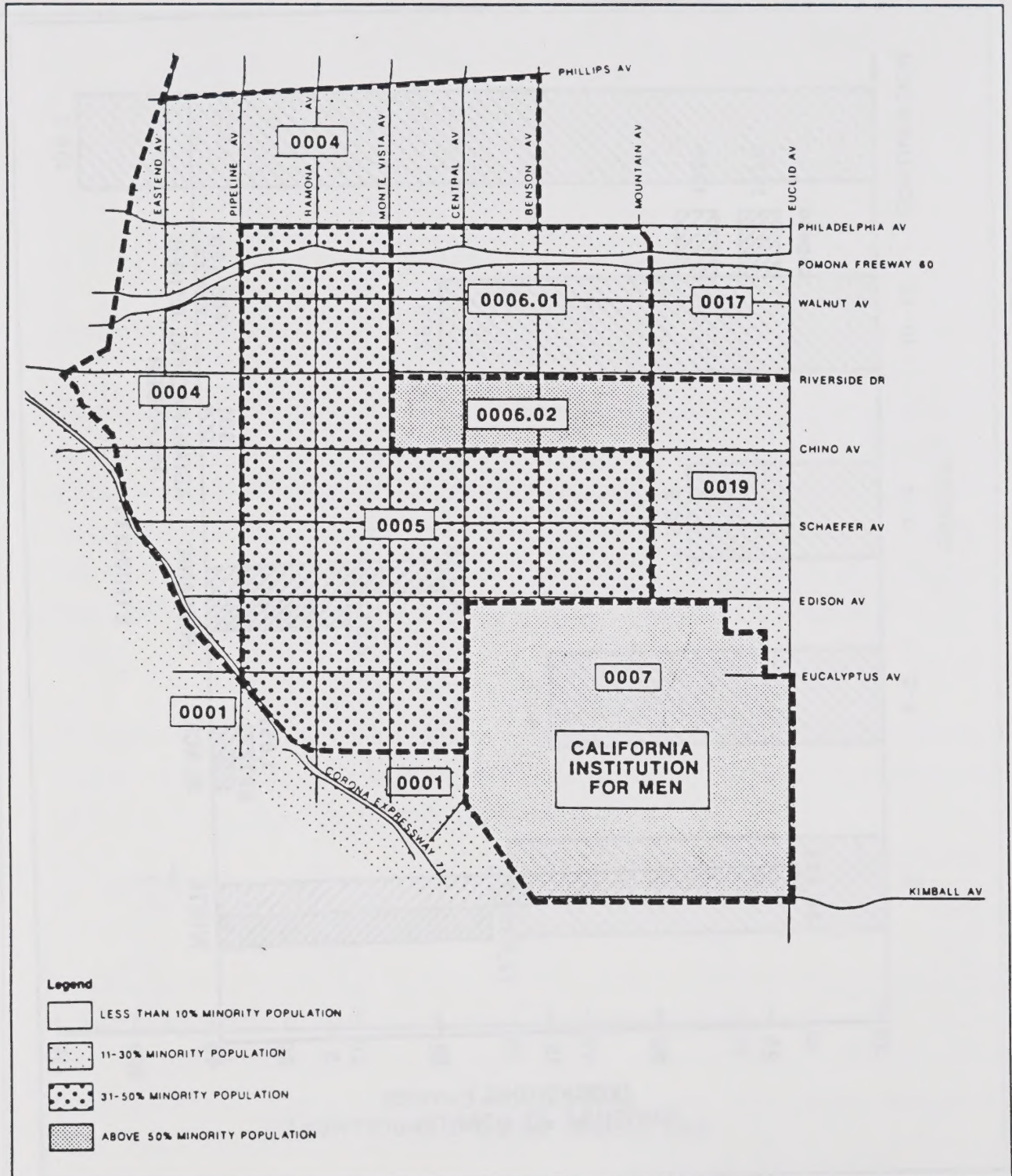
Population Ethnicity 1970, 1980



Source: U.S. Census

EXHIBIT 6

1980 Minority Population Concentration



Source: U.S. Census

In 1980, 1,334 households or 13 percent had a racial or ethnic minority head. These minority households are most likely to experience discrimination in the sale or rental of housing. Sixty-eight percent of the minority households were owners, and 32 percent renters.

TABLE 5
SCHOOL ENROLLMENTS BY RACE

<u>Race</u>	<u>1980</u>		<u>1987</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
American Indian/Alaskan Native	22	0.1	19	0.1
Asian or Pacific Islander	293	1.9	718	3.4
Black (not Hispanic origin)	448	2.8	792	3.8
Portuguese	325	2.1	259	1.2
Spanish	3,805	24.2	5,666	26.9
White (not Spanish origin)	10,768	68.5	13,478	63.9
Other	<u>68</u>	<u>0.4</u>	<u>153</u>	<u>0.7</u>
Total	15,729	100.0	21,085	100.0

Source: Chino Unified School District.

D. DISABILITY STATUS

Statistics on the incidence and types of disabilities occurring in the population are not very good, even in the case of the U.S. Census, because handicaps requiring modified housing are not separated from other disabilities (mental illness, emphysema, etc.) Based on the 1980 census data shown in Table 6, approximately 6.4 percent of the work age population of Chino (ages 16 to 64) had a disability that hindered their working and/or mobility. Of the residents over age 64, some 20.6 percent reported a disability that handicapped their mobility. In addition, the State of California Department of Rehabilitation estimates that 15 percent of the work-age population in western San Bernardino County is disabled. These people may need special housing with ramps instead of stairs, elevators for units with two or more stories, and modified bathrooms, kitchens, doorways, etc. Recent changes to state law require all new apartment construction to be accessible

construction may not have all of the modifications needed by specific individuals, especially since there is a limit of \$740 per unit on the amount of modification required to ensure accessibility per the Unified Building Code. Handicap modification is expensive, and it is not always possible to modify a unit after it is completed. Older units, particularly older multi-family structures are very expensive to retrofit for disabled occupants, because space is rarely available for elevator shafts, ramps, widened doorways, etc.

TABLE 6

DISABILITY STATUS OF NONINSTITUTIONAL CHINO RESIDENTS, 1980

	<u>Number</u>	<u>Percent</u>
Male, 16-64 Years Old	11,401	
With Work Disability	758	6.6
Not in Labor Force	308	2.7
Prevented from Working	234	2.1
Female, 16-64 Years Old	11,401	
With Work Disability	694	6.1
Not in Labor Force	517	4.5
Prevented from Working	400	3.5
Persons, 16-64 Years Old	22,802	
With Public Transportation Disability	299	1.3
With Work Disability	280	1.2
Persons 65 Years and Over	1,688	
With Public Transportation Disability	347	20.6

Source: 1980 U.S. Census.

E. HOUSEHOLD CHARACTERISTICS

Although the characteristics of individuals are important to defining housing needs, the characteristics of households are more important. A household is defined as all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children are considered a household. Table 7 shows the changes in household composition between 1970 and 1988. There has been an increase in the number of households, but the average household size has not decreased substantially.

changes in household composition between 1970 and 1988. There has been an increase in the number of households, but the average household size has not decreased substantially.

TABLE 7
HOUSEHOLD CHARACTERISTICS

	<u>1970</u>	<u>1980</u>	<u>1988</u>
Total Population	20,411	40,156	56,136
In Group Quarters ^a	3,140	3,421	8,342
Total Households	4,666	10,909	15,213
Average Size	3.67	3.34	3.33
Percent Families	88.1	82.8	N/A
Percent Single-Person Households	11.9	15.2	N/A

a Includes the California Institution for Men and California Youth Authority.

Source: 1970 and 1980 U.S. Census and State of California, Department of Finance.

Group quarters include people living in institutions, such as nursing homes, college dormitories, and jails. The majority of the increase in group quarters population over the period 1970-80 reflects the larger number of inmates within the California Institution for Men and California Youth Authority facilities located in the southern part of the city.

Chino has a higher average household size than the (3.67) 1980 countywide average of 2.44, which would be expected in a city where the predominant housing type is the three-bedroom, single-family detached house.

Large Households and Crowding

The federal government defines a crowded household as one having 1.01 or more persons per room. Such crowding tends to result in rapid wearing of the housing. In addition, crowding is undesirable for the people who live in such conditions. In 1980, only 703 households, or 6.4 percent of the total were considered crowded. Crowding occurs when there is insufficient supply of housing of the right size and the right price to accommodate the larger households in the city.

In 1980, there were 2,408 large households in the city (that is, households with five or more members). The number of large households is three times the number of crowded households and 22 percent of the total households in the city. Most large households have been able to find adequately sized units. Exhibit 7 shows that crowding was highest in two census tracts, with 6.2 percent of Tract 0005's households living in crowded conditions and with 9.1 percent of the households in Tract 0007 living in crowded conditions. Tract 0007's crowded conditions are a result of the California Institution for Men's presence. Some crowded households in other tracts may be a result of cultural preferences, however, most crowding is due to the inability of the households to afford a unit which would adequately accommodate them. That is, the city lacks sufficient low cost housing for all of its larger households.

Female-Headed Households

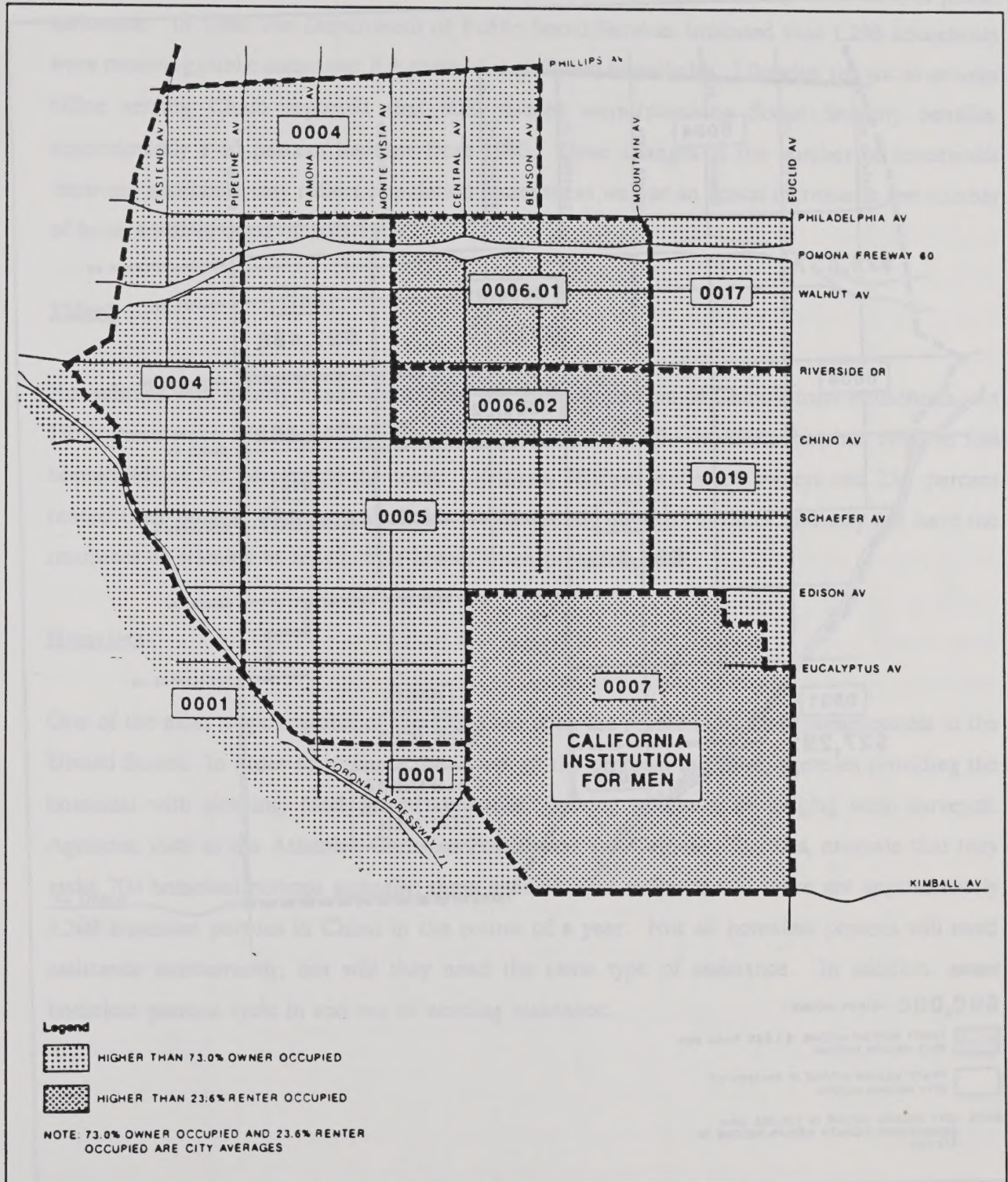
Both male and female, single parent households are likely to have special needs for safe housing near daycare and recreation facilities and with access to public transportation. Households with a female head are especially likely to need assistance because women continue to earn less on average than men. In 1980, 880 households living in Chino were headed by women, or 10.1 percent of the total households. Approximately 80 percent of these (698 households) included children. The 1980 Census found that 598 families (or 6.4 percent of the total families in the city) were living below the federally defined poverty level. Thirty-seven percent of these (219 families) were female-headed households. That is, although only 6.4 percent of all families had incomes below the poverty level, 29 percent of all female-headed families in Chino did.

Income

In 1980, the median household income for the City of Chino was \$27,782, which was higher than the countywide average of \$17,463. To a great extent, this is reflective of the large percentage of Chino households which are young, urban families as opposed to rural families and retirees found elsewhere in the county. There was a marked disparity between the median income of homeowners and renter households. The median household income reported for owner-occupants was \$25,998, but the median for renters was only \$13,235. That is, renter households on the average had annual incomes only 50.1 percent of that of Chino homeowners. Table 8 shows the household income characteristics of the city by census tract, and Exhibit 8 illustrates the spatial distribution of lower income households.

EXHIBIT 7

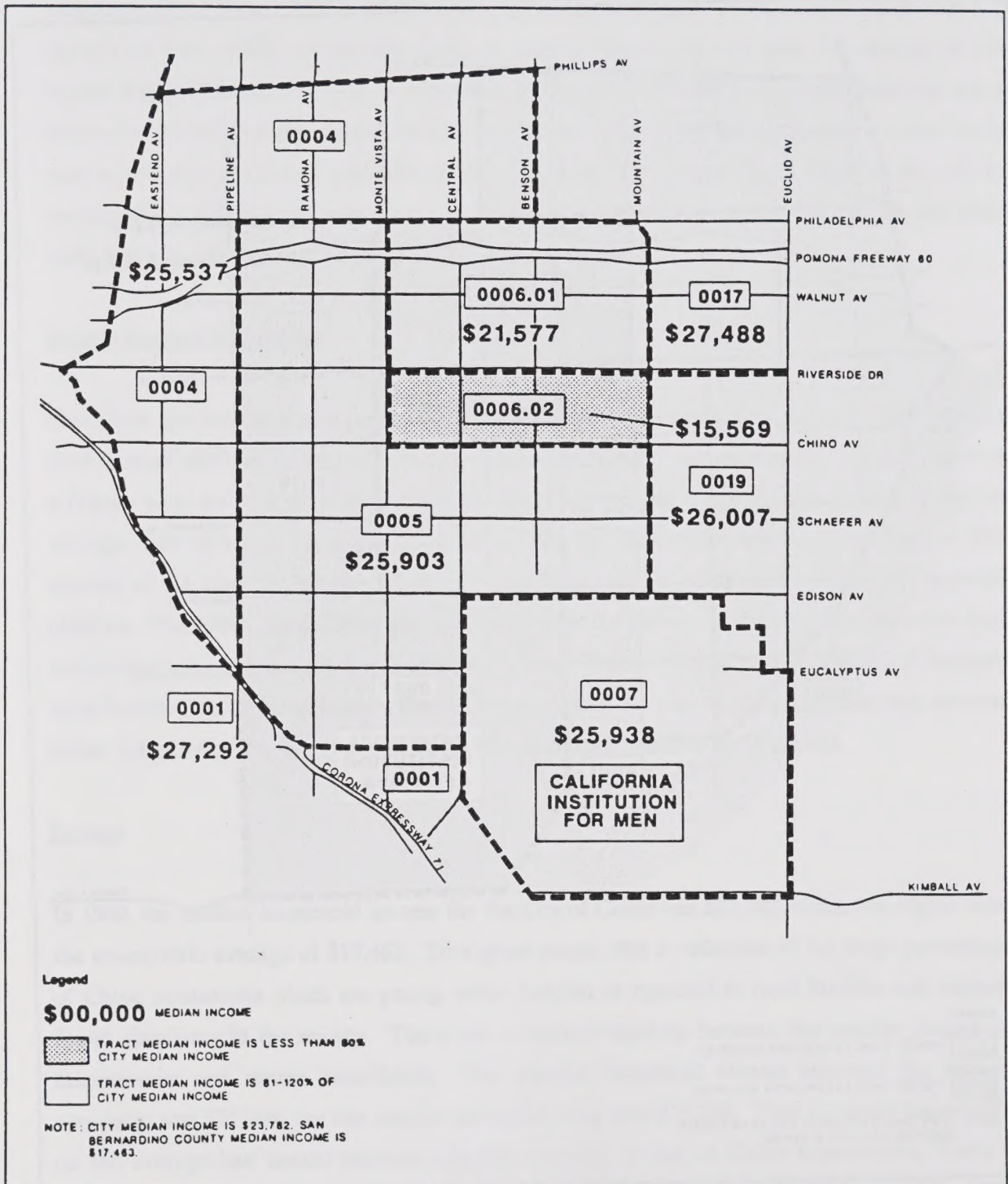
1980 Owner/Renter Concentration



Source: U.S. Census

EXHIBIT 8

1980 Median Household Income



Source: U.S. Census

The 1980 Census indicated that the primary source of income for Chino residents was wages and salaries (90.7 percent of all households), but 14.3 percent of households also reported social security as a source of income, and 792, or 7.3 percent, reported receiving some form of public assistance. In 1988, the Department of Public Social Services indicated that 1,298 households were receiving public assistance, 8.5 percent of all Chino households. Likewise, the social security office serving Chino reported that 808 persons were receiving Social Security benefits, approximately a 15 percent increase from 1980. These changes in the number of households receiving assistance may reflect population increase, as well as an actual increase in the number of households in need of assistance.

Elderly

Households with elderly heads are a small but growing portion of Chino's total households. In 1970, there were 584 households headed by persons over 65. In 1980, that had risen to 956 households or 8.8 percent of the total. Of these, 76.9 percent were owners and 23.1 percent rented their homes. Elderly households are frequently on fixed incomes and may not have the resources or stamina to repair their homes when problems arise.

Homeless

One of the most tragic features of the 1980s has been the record increase in homelessness in the United States. In order to estimate the extent of the problem in Chino, agencies providing the homeless with clothing, food, rental assistance, housing vouchers, or lodging were surveyed. Agencies, such as the Athenian Christian Foundation and Catholic Charities, estimate that they assist 700 homeless persons annually; these agencies also estimate that there are approximately 1,200 homeless persons in Chino in the course of a year. Not all homeless persons will need assistance concurrently, nor will they need the same type of assistance. In addition, some homeless persons cycle in and out of needing assistance.

TABLE 8

1980 CHINO HOUSEHOLD INCOME CHARACTERISTICS BY CENSUS TRACT

Census Tract	Number of Households	\$8,732 Very Low		\$8,733-13,970 Low		\$13,971-20,955 Moderate		\$20,956 + Upper		Median Income	Percent Below Poverty
		Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0001	172	0	0.0	6	3.5	18	10.5	148	86.0	\$27,292	11.1
0004	1,883	134	7.1	128	6.8	363	19.3	1,258	66.8	20,537	11.4
0005	2,801	310	11.1	222	7.9	447	16.0	1,822	65.0	25,903	15.4
0006.01	2,802	482	17.2	319	11.4	535	19.1	1,466	52.3	21,577	21.4
0006.02	1,690	459	27.2	295	17.3	337	22.3	561	33.2	15,569	44.6
0007	22	0	0.0	0	0.0	2	9.1	20	90.9	25,938	9.4
0017	7,101	65	5.9	70	6.4	161	14.6	805	73.1	27,488	10.2
0019	438	29	6.6	10	2.3	79	8.0	320	73.1	26,007	14.7
City Total	16,909	1,479	13.6	1,050	9.6	1,942	18.1	6,400	58.7	23,782	20.2
Note: Very low income is defined as earning less than 50 percent of the regional (county) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.											

Source: 1980 U.S. Census.

The causes of homelessness are many and complex. Some of the homeless are mentally disabled people who were not able to get into one of the scarce counseling and care programs for such people. Some are Vietnam veterans who have been unable to readjust to life in the United States. As with the mentally disabled, funding for assistance programs is inadequate. Some are women or children forced out of their homes by physical or sexual abuse. Some are illegal immigrants attracted to seasonal farm labor. But the largest majority of the homeless are people who have lost their jobs and do not have the training skills or resources to rejoin society. Plant closures and a changing job market have reduced or eliminated many jobs. Without work, these people do not have the money to pay for housing. And at the same time that unemployment and underemployment were on the rise, the cost of housing was increasing even more rapidly. Since 1980, housing costs have risen at roughly double the rate that incomes have risen in southern California. The result has been an increasing number of homeless individuals and families who need the assistance of their fellow citizens in order to live. There are few agencies located in Chino which serve the homeless, and there are no emergency shelters or transitional housing. The Athenian Christian Foundation and local Catholic churches provide food, clothing, and emergency hotel vouchers, as well as referrals to other agencies and shelters in the region. The Salvation Army operates a shelter in Ontario to which many people are referred, and there is a shelter for battered women in Pomona, and shelters for abused children in Pomona and Ontario. Although these shelters assist people from throughout the region, they do not have sufficient beds to meet the need, and residents of Chino must be able to travel to them in order to receive assistance. Appropriate shelter resources need to be developed closer to the city residents who need them. It is clear that successful reentry of the majority of the homeless into society will depend on the availability of affordable housing of a variety of types for them to occupy. They cannot live in emergency shelters and transitional situations forever.

Employment

Table 9 and Exhibit 9 shows the types of employment held by Chino residents in 1980, the most recent year for which data is available. In 1980, there were 17,051 Chino residents between the ages of 16 and 64 and, therefore, considered a part of the labor force. The majority of Chino residents were employed in manufacturing, management, professional, clerical, and some support positions. In 1980, 1,018 people, or 6 percent of the labor force were unemployed.

TABLE 9
JOBS HELD BY CHINO RESIDENTS

<u>Job Category</u>	<u>Number</u>	<u>Percent</u>
Managerial/Professional	3,399	21.2
Sales/Technical	2,098	13.1
Clerical/Support	2,875	18.0
Service	1,651	10.3
Farming	780	4.9
Manufacturing	<u>5,203</u>	<u>32.5</u>
Total	16,006	100.0

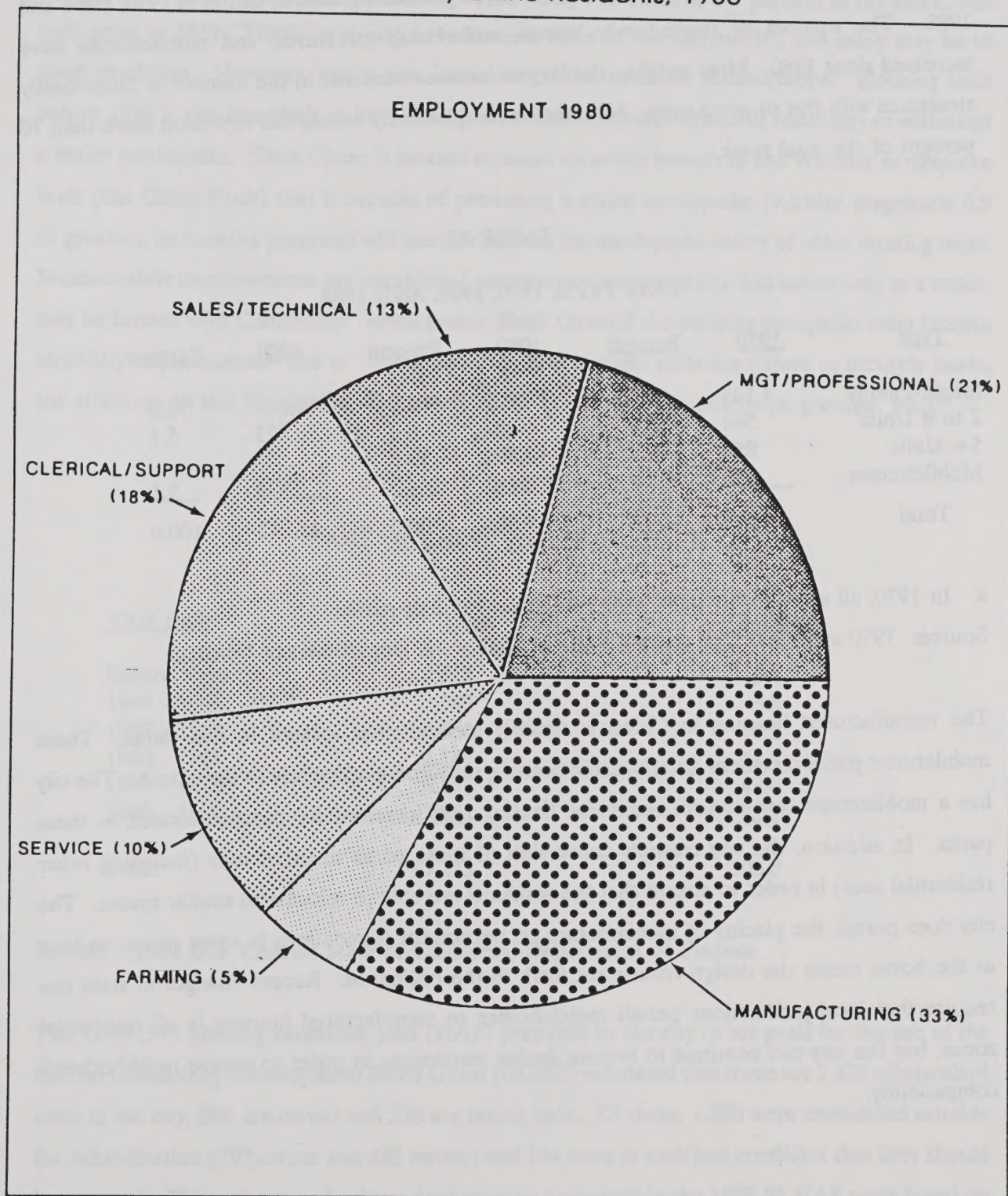
Source: 1980 U.S. Census.

This data reflects the employment patterns of Chino residents, not the jobs available within the city. Chino is not a job-rich community. SCAG preliminary estimates indicate that there were 26,028 jobs in the city in 1987, however 37,723 residents were employed. Many Chino residents are employed in job rich Los Angeles and Orange counties. The number of jobs within the city is expected to increase as the vacant industrial land in the southern half of the city builds out. Generally, increases in employment opportunities will increase the demand for housing in the area because, other things being equal, most people would like to live fairly close to their work. This increasing employment is taken into consideration by SCAG in preparing their regional growth forecast. It is reflected in the fact that the projected growth in the city between 1989 and 1994 continues to be higher than the average growth rate for the past 5 years.

Using 1980 census data, SCAG estimated that there were 319 farmworker households in Chino in 1984, 284 of whom were lower income, based on regional averages. For Chino, this is probably an over-estimate of farmworker housing needs. There were undoubtedly 319 households whose heads were employed in agriculture in 1980. Most of these were dairy farmers or flower crop farmers. Agriculture in the Chino region is almost exclusively one of these two groups. Both of these types of farming rely on year-round employees, not seasonal migrant workers. The need for housing for Chino's farmworkers is not seasonal and can be met by conventional affordable housing programs.

EXHIBIT 9

Jobs Held By Chino Residents, 1980



Source: U.S. Census

F. HOUSING STOCK

Table 10 and Exhibit 10 shows the number and type of housing units in Chino in 1970, 1980, and 1988. The number of single-family homes, multi-family structures, and mobilehomes have increased since 1980. Most notably, the largest increase occurred in the number of multi-family structures with five or more units. Nonetheless, single-family homes still represent more than 70 percent of the total stock.

TABLE 10

UNIT TYPE, 1970, 1980, AND 1988

Type	1970	Percent	1980	Percent	1988	Percent
Single-Family	4,145	85.5	8,029	81.9	11,077	72.8
2 to 4 Units ^a	564	11.6	482	4.9	773	5.1
5+ Units	854	8.7	2,890	19.0		
Mobilehomes	<u>138</u>	<u>2.9</u>	<u>441</u>	<u>4.5</u>	<u>473</u>	<u>3.1</u>
Total	4,847	100.0	9,806	100.0	15,213	100.0

a In 1970, all multi-family units were categorized as 2 or more.

Source: 1970 and 1980 U.S. Census, State of California, Department of Finance.

The manufactured housing in Chino is entirely mobilehomes located in five parks. These mobilehome parks represent an affordable housing resource--particularly to the elderly. The city has a mobilehome rent control ordinance limiting rent increases for coaches located in these parks. In addition, the city restricts conversion of these parks to other uses (including other residential uses) in order to ensure that the residents are able to relocate to similar spaces. The city does permit the placing of mobilehomes on permanent foundations in some zones, so long as the home meets the design criteria set forth in the ordinance. Recent changes in state law require that local jurisdictions permit mobilehomes or manufactured housing in all residential zones, but the city can continue to impose design restrictions in order to ensure neighborhood compatibility.

Age and Condition

Table 11 shows the age of Chino's housing stock. Only 513 units, or 1.9 percent of the stock, was built prior to 1939. These units may have historic value to the community, and many may be in good condition. However, age is one indication of the need for rehabilitation. Housing built before 1939 is also less likely to have been built to the structural standards necessary to withstand a major earthquake. Since Chino is located adjacent an active branch of the Whittier earthquake fault (the Chino Fault) that is capable of producing a major earthquake (Richter magnitude 6.5 or greater), its housing programs will need to address the earthquake safety of older housing units. Seismic safety improvements are considered necessary to protect health and safety and, as a result, may be funded with Community Development Block Grant if the building occupants meet income eligibility requirements. The most common problems in older units are failure to securely fasten the structure to the foundation, and unreinforced masonry work (chimneys, porches, etc.).

TABLE 11
AGE OF CHINO HOUSING STOCK

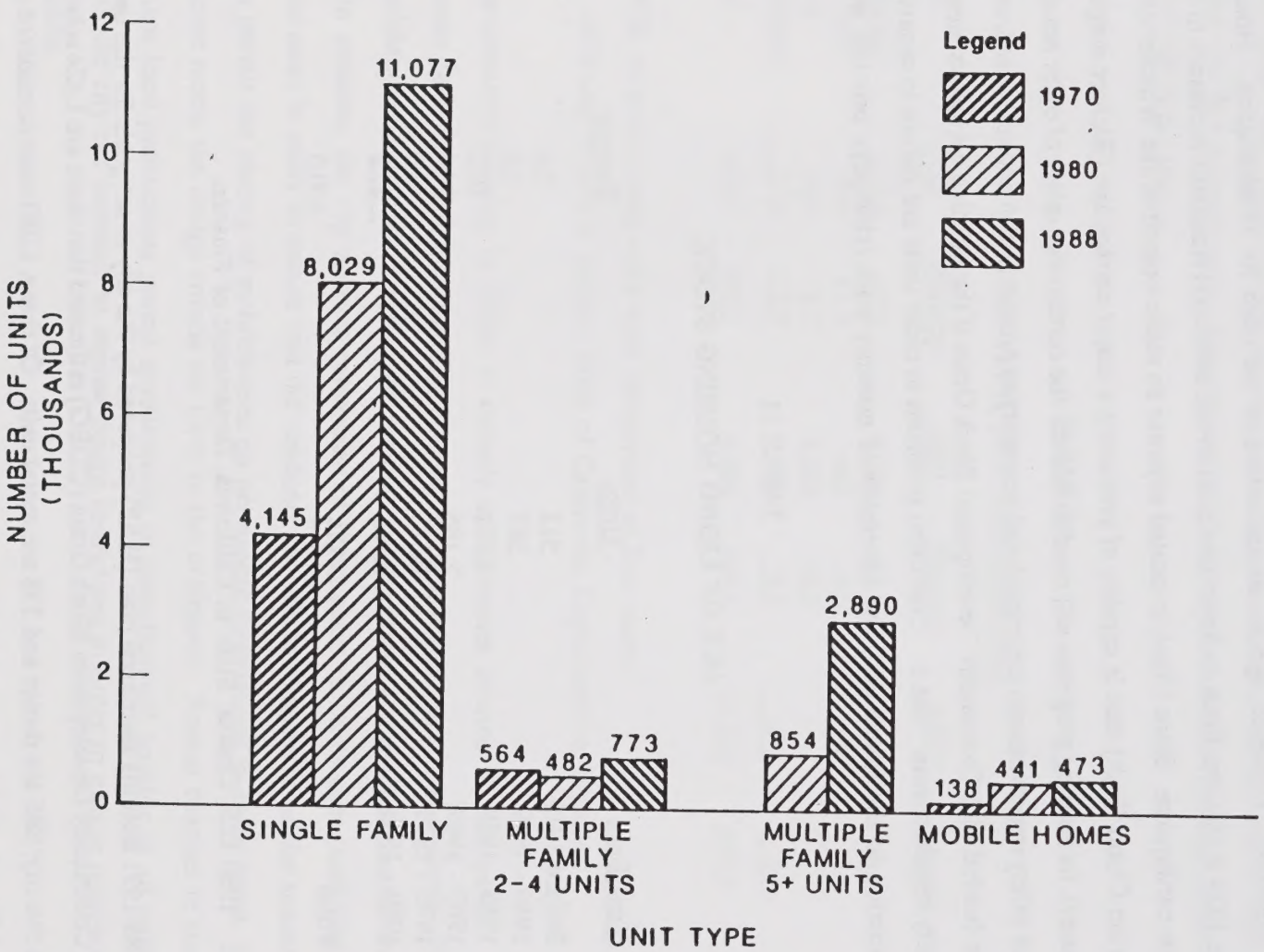
<u>Year Built</u>	<u>Units</u>	<u>Percent</u>
Before 1939	513	3.4
1940 - 1949	587	3.8
1950 - 1959	1,551	10.2
1960 - 1969	2,186	14.4
1970 - 1979	6,535	43.0
1980 - 1988	<u>3,841</u>	<u>25.2</u>
Total	15,213	100.0

Source: 1980 U.S. Census; State of California, Department of Finance.

The 1988-1991 housing assistance plan (HAP) prepared by the city to set goals for the use of the federal Community Development Block Grant (CDBG) estimated that there are 1,424 substandard units in the city; 886 are owner and 538 are rental units. Of these, 1,280 were considered suitable for rehabilitation (797 owner and 483 renter) and 144 were in such bad condition that they should be replaced. The estimates of substandard housing contained in the 1988-91 HAP were based on Chino's population as a proportion of the county as a whole--not on a survey of the city or review

EXHIBIT 10

Housing Unit Type 1970, 1980, 1988



Source:

U.S. Census Bureau and Department of Finance

by Michael Brandman Associates, Inc. (MBA), completed as part of this housing update, found far fewer units in substandard condition. It identified only 315 units in need of repair and no units beyond repair. Most of the identified substandard units (228 or 72 percent) need only minor exterior work.

Tenure

In keeping with the small proportion of multi-family units in the city, the 1980 census found that 73.0 percent of the city's households owned the unit they live in, the remaining 23.6 percent rented. This was a higher percentage of homeowners than any other city in San Bernardino County. Approximately two-thirds of the households in surrounding cities owned their homes, and the countywide average was 68.4 percent. Table 12 shows the distribution of owner and renter occupied units by census tract, and Exhibit 11 illustrates the distribution. The highest concentration of renter occupied housing is located in census tract 0006.02 in the center of the city.

TABLE 12
1980 TENURE OF CHINO HOUSING

<u>Census Tract</u>	<u>Owner Occupied</u>		<u>Renter Occupied</u>		<u>Vacant</u>		<u>Total</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
0001	159	84.1	22	11.6	8	4.3	189	100.0
0004	1,651	86.3	230	12.0	33	1.7	1,914	100.0
0005	2,324	78.5	560	18.9	75	2.6	2,959	100.0
0006.01	1,770	60.1	1,017	34.5	160	5.4	2,947	100.0
0006.02	1,049	59.4	659	37.3	58	3.3	1,766	100.0
0007	1	4.3	19	82.6	3	13.1	23.0	100.0
0017	336	74.7	93	20.7	21.0	4.6	450.0	100.0
0019	<u>1,013</u>	<u>70.3</u>	<u>89</u>	<u>7.9</u>	<u>20</u>	<u>1.8</u>	<u>1,122</u>	<u>100.0</u>
Total	8,303	73.0	2,689	23.6	378	3.4	11,370	100.0

Source: 1980 U.S. Census.

Housing Cost and Rents

Table 13 shows the median value and median rent for housing in Chino in 1980 in comparison to the county as a whole and several other nearby jurisdictions. As shown, Chino was slightly more expensive. Since that time, prices have continued to escalate, as shown in Table 14. Rents have also increased, although not at the rate of sale units. Rent information based on a newspaper advertisement survey and a telephone survey of Chino property management companies is shown in Table 15. The units listed in the newspaper tend to be the newer, more expensive units. The units managed by the management firms are both older and new units. We will have to await the 1990 census for an accurate picture of the rental market.

TABLE 13

1980 HOUSING COSTS, CHINO AND REGION

	<u>Median Value</u>	<u>Median Rent</u>
Chino	\$72,300	\$323
Montclair	62,100	296
Ontario	64,300	272
Rancho Cucamonga	75,800	342
San Bernardino County	53,600	260

Source: 1980 U.S. Census.

TABLE 14

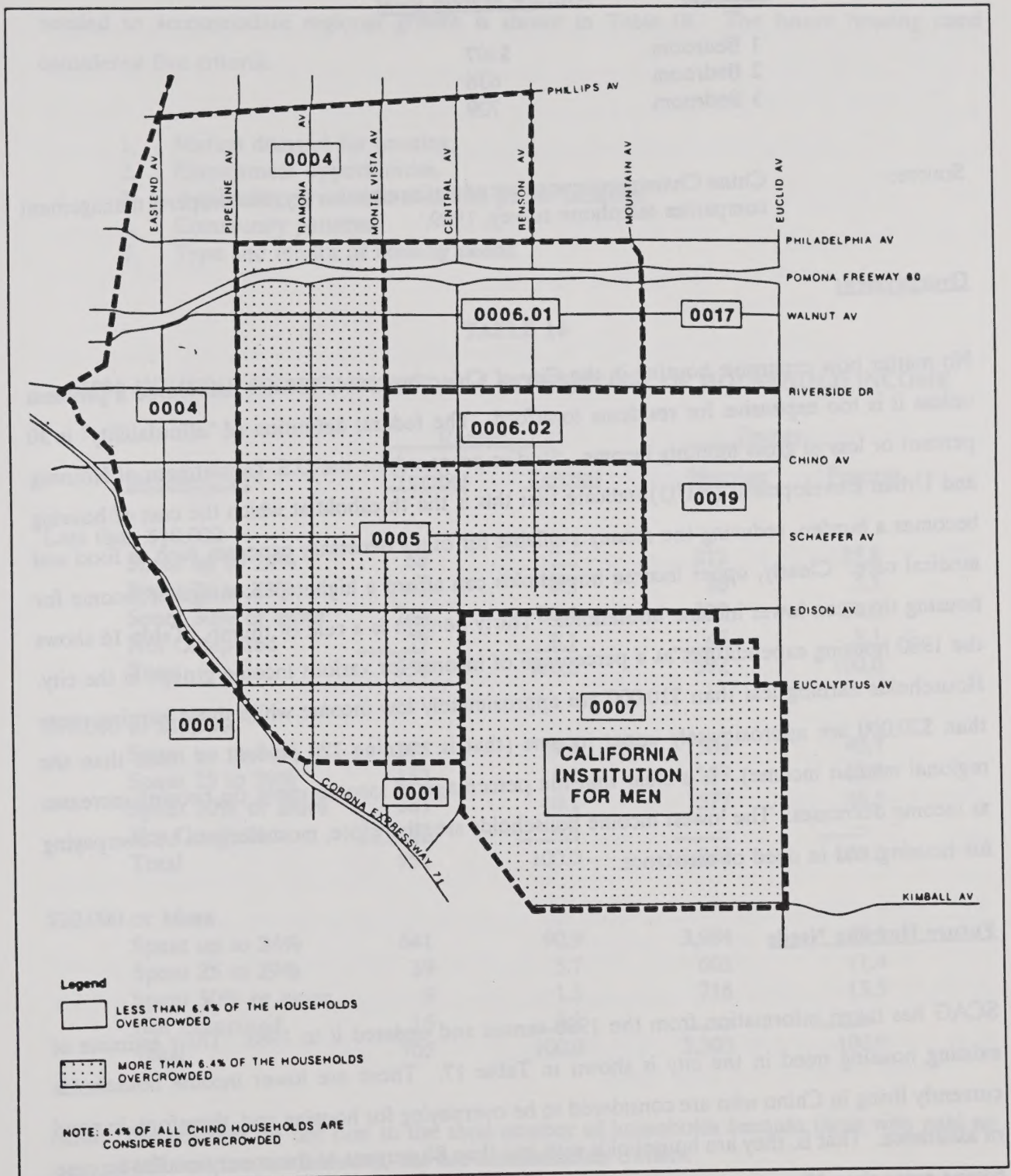
1988 HOUSING SALES COSTS

<u>Unit Type</u>	<u>Average</u>	<u>Range</u>
Single Family		
1 Bedroom	\$78,000	\$60,000-\$ 96,000
2 Bedrooms	112,981	70,000-300,000
3 Bedrooms	136,660	83,000-258,000
4+ Bedrooms	152,930	100,500-350,000
Multi-family - Condominiums		
1 Bedroom	\$50,000	\$50,000
2 Bedrooms	88,220	47,500-\$211,000
3 Bedrooms	102,444	85,000-133,000
4+ Bedrooms	125,500	125,000-126,000

Source: Society of Real Estate Appraisers Market Sales Data, 1988.

EXHIBIT 11

1980 Overcrowded Concentration



Source: U.S. Census

TABLE 15
RENTS IN CHINO, JULY 1988

<u>Unit Size</u>	<u>Average Market Rent</u>
1 Bedroom	\$507
2 Bedroom	636
3 Bedroom	709

Source: Chino Champion newspaper advertisement survey, and property management companies telephone survey, 1989.

Overpayment

No matter how expensive housing in the City of Chino becomes, it is not considered a problem unless it is too expensive for residents to afford. The federal definition of "affordability" is 30 percent or less of gross monthly income. Studies prepared for the U.S. Department of Housing and Urban Development (HUD) indicate that this is the threshold at which the cost of housing becomes a burden, reducing the money available for other necessary expenses such as food and medical care. Clearly, upper income households can afford a higher percentage of income for housing than can lower income households. Thirty percent is a rule of thumb. Table 16 shows the 1980 housing expenditures as a percentage of income for various income groups in the city. Households earning less than \$10,000 are approximately low income while those earning more than \$20,000 are approximately upper income (that is, earning 120 percent or more than the regional median income). It is clear that the percentage of income spent on housing increases as income decreases. The lowest income households are, therefore, most likely to be overpaying for housing and in need of assistance.

Future Housing Needs

SCAG has taken information from the 1980 census and updated it to 1988. Their estimate of existing housing need in the city is shown in Table 17. These are lower income households currently living in Chino who are considered to be overpaying for housing and, therefore, in need of assistance. That is, they are households with less than 80 percent of the county median income paying more than 30 percent of their income for housing. In addition, there is a need to provide

paying more than 30 percent of their income for housing. In addition, there is a need to provide housing for the people who will move into Chino over the next 5 years as a result of continued growth in the region and continued development in Chino. The SCAG estimate of future housing needed to accommodate regional growth is shown in Table 18. The future housing need considered five criteria:

1. Market demand for housing.
2. Employment opportunities.
3. Availability of suitable sites and public facilities.
4. Community patterns.
5. Type and tenure of housing needs.

TABLE 16

1980 HOUSING EXPENDITURES AS A PERCENTAGE OF HOUSEHOLD INCOME

<u>Income/Cost</u>	<u>Renter</u>		<u>Owner</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000				
Spent up to 24%	68	7.2	212	35.8
Spent 25 to 29%	41	4.3	30	5.1
Spent 30% or more	764	80.4	302	51.0
Not Computed	<u>77</u>	<u>8.1</u>	<u>48</u>	<u>8.1</u>
Total	950	100.0	592	100.0
\$10,000 to \$19,999				
Spent up to 24%	375	39.4	504	40.7
Spent 25 to 29%	153	16.1	159	12.8
Spent 30% or more	381	40.1	577	46.5
Not Computed	<u>42</u>	<u>4.4</u>	<u>--</u>	<u>--</u>
Total	951	100.0	1,240	100.0
\$20,000 or More				
Spent up to 24%	641	90.9	3,984	75.1
Spent 25 to 29%	39	5.7	603	11.4
Spent 30% or more	9	1.3	716	13.5
Not Computed	<u>16</u>	<u>2.1</u>	<u>--</u>	<u>--</u>
Total	705	100.0	5,303	100.0

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

Source: 1980 U.S. Census.

TABLE 17
EXISTING HOUSING NEEDS, 1988

	<u>Number</u>	<u>Percent</u>
Total Households	14,376	
Low Income Households	3,393	
Total Low Income Households Overpaying for Shelter	1,717	100.0
Very Low Income (less than 50% of county median)	970	56.5
Low Income (50 to 80% of county median)	743	43.5
Owners:	566	33.0
Very Low Income (less than 50% of county median)	267	47.2
Low Income (50 to 80% of county median)	300	52.8
Renters:	1,150	67.0
Very Low Income (less than 50% of county median)	702	61.0
Low Income (50 to 80% of county median)	447	39.0

Source: SCAG Regional Housing Needs Assessment.

TABLE 18
FUTURE HOUSING NEEDS

	<u>Number</u>	<u>Percent</u>
Total Future Housing Needs	2,447	100.0
Very Low Income (less than 50% of county median)	228	
Low Income (50 to 80% of county median)	392	
Percent Very Low and Low Income		27.8
Moderate Income (80 to 120% of county median)	439	
High Income (more than 120% of county median)	1,329	
Percent Moderate and High Income		72.3

Source: SCAG Regional Housing Needs Assessment.

NOTE: The future housing needs assessment targets an ideal vacancy rate of 2 percent for single-family units and 5 percent for multi-family units in 1994.

SECTION 5

CONSTRAINTS ON HOUSING PRODUCTION

The availability and affordability of housing in Chino is dependent upon a variety of factors that either encourage or constrain housing development. These factors range from city ordinances to state and federal mandates (including building codes) to market mechanisms. Sometimes these factors, taken in combination, result in housing that is not affordable to the consumer (especially the lower income consumer) or uneconomical for developers to produce. In Chino, as in cities throughout southern California, these constraints make it difficult to produce a full range of housing types and prices.

This section explores the governmental regulations and market factors which constrain the production of housing, and particularly housing affordable to low and moderate income households. The purpose of this discussion is to consider changes in city procedures or regulations that would ease housing production, and identify market factors which city programs may be able to address.

A. GOVERNMENTAL CONSTRAINTS

Local government can constrain the production of affordable housing in a variety of ways, including limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions (park fees, permit processing fees, etc.), and requiring lengthy review periods prior to approval or denial of a project. However, it is important to recognize that the goal of producing a range of affordable housing may at times conflict with others of the city's goals, such as the desire to provide sufficient open space and recreation facilities, the desire to protect unique environmental features and historic resources, and the desire to ensure the health and safety of the city's residents by maintaining the current level of community services and infrastructure. The need to ensure adequate housing for all economic segments of the community must be balanced with these goals.

B. LAND USE CONTROLS

The City of Chino has completed a review and revision of the land use element (1981), zoning ordinance (1987), and is currently revising the circulation and noise elements of the General Plan. These revisions basically affirmed the land development policy in place at the time of the last revision to the housing element. There has been virtually no change in the amount or location of land designated and zoned for residential development. Recently, Chino residents approved an initiative that prohibits the city from approving a zone change or General Plan amendment which would increase residential density without the voters prior approval. The initiative also prohibits a zone change from nonresidential use to residential without prior voters approval. It is, therefore, likely that most of the city will retain its current zoning designation. The result may be an increase in recycling of older lower-density areas to the higher intensity use permitted by zoning since it will be very time consuming and expensive to rezone vacant land for multi-family use. The seven residential zones and their corresponding densities are:

- RD-1 Up to one unit per acre (1.25 units per acre with density bonus)
- RD-2 One to two units per acre (2.5 units per acre with density bonus)
- RD-3 Two to three units per acre (3.75 units per acre with density bonus)
- RD-4.5 Three to 4.5 units per acre (5.63 units per acre with density bonus)
- RD-8 Four and one-half to eight units per acre (10 units per acre with density bonus)
- RD-14 Eight to 14 units per acre (17.5 units per acre with density bonus)
- RD-20 Fourteen to 20 units per acre (25 units per acre with density bonus)

Exhibit 12 is a zoning map of the city (it is contained in a map pocket). Table 19 shows the existing acres designated for each use type and Table 20, the maximum general plan development capacity.

TABLE 19
EXISTING ZONING DESIGNATIONS

<u>Zone Types</u>	<u>Acres^a</u>	<u>% of City Total</u>
Residential	3,883	37.5
Commercial	636	6.1
Industrial	2,683	25.9
Other	<u>3,157</u>	<u>30.5</u>
Total	10,359	100.0

a Net street right-of-way, freeways, and railroad right-of-way.

Source: Chino Land Use Element, 1987 update.

TABLE 20
CHINO GENERAL PLAN DEVELOPMENT CAPACITY

<u>Land Use</u>	<u>Acreage</u>	<u>Square Foot^a</u>	<u>Units^b</u>
Residential	5,181	--	21,397
Industrial	2,671	42,706,224	--
Commercial/Office	744	16,674,768	--
Other	<u>4,125</u>	<u>--</u>	<u>--</u>
	12,721	59,380,992	21,397

a Assumes highest floor area ratio.

b Assumes highest development scenario.

Source: City of Chino, 1989.

The maximum densities permitted by zoning in some areas are higher than the actual developed densities in some areas, so some recycling to higher densities is still possible in older neighborhoods.

The General Plan and Zoning Ordinance have been reviewed to reflect net densities. That is, the achievable densities in any zone are the zoned densities. The city offers the state-mandated density bonus of up to 25 percent if the development includes affordable housing. In the past 5 years, the city has tightened the requirements for maintaining these density bonus units as affordable units and ensuring that they are made available to the lower income households who need them.

In addition to density restrictions, other development standards may affect the number of units that can be achieved, for example, height limits, open space requirements, and setbacks. Although Chino does impose such development standards, the revision of the General Plan and Zoning Ordinance to use net densities took these factors into consideration. The density of developments being constructed in each zone is the same as that permitted in the zone, which indicates that the development standards are not affecting achievable densities and do not represent a separate constraint. The city's open space and parkland dedication requirements are within the limits set by state law (5 acres per 1,000 population).

Recognizing the difficulty in designing attractive infill development, the city has flexibility in approving individual development projects. Development standards may be altered in the development review process. The applicant submits site plans, floor plans, landscaping plans, elevations, samples of facade materials, and other required studies for review. The development permit and design review application is reviewed by the Planning Commission to ensure compatibility with the variety of development styles and neighborhoods in the city.

Codes and Enforcement

Chino is currently using the 1985 edition of the Uniform Building Code, but adoption of the 1988 edition is in process. These codes contain requirements for insulation to achieve an interior noise level of 45 dBA, as well as to reduce energy consumption. This insulation will ensure achievement of environmental goals and reduce the long range cost of housing, but increase the initial cost of each unit to the consumer.

The city will adopt UBC to address unique problems of older structures with structural and seismic hazards. The UBC adoption will satisfy the intent of California Senate Bill 547. All substandard structures will be subject to this code upon granting of other construction permits. The majority of the unreinforced masonry structures are commercial, although there are some masonry residential structures.

Onsite and Offsite Improvements

As a part of the development review process, the city can require the provision of on and off-site improvements, such as streets, sidewalks, alleys, utility undergrounding, street lights, or landscaping. The decision to require such improvements is part of the discretionary review involved with subdivision or development review permit processing, and may increase the cost of development.

Sewage from the City of Chino is treated at the Chino Basin Sewage Treatment Plant Number 2 operated by the Chino Basin Water District. The District determined that the plant is operating over its design capacity, and has temporarily diverted sewage to other facilities. Construction of the Carbon Canyon Wastewater Reclamation Plant will be completed in 1991 providing an additional 10.2 million gallons per day capacity. Projects having completed the development review process and have all of their required approvals must apply to the District for a sewer allocation permit on a first come, first served basis.

Similar to wastewater facilities, storm drains and other surface water facilities are constructed on a project-by-project basis in Chino. Project approvals incorporate facility presence and/or construction. For example, the East Chino Specific Plan will install three water wells and wells sites, 15 traffic signals, three school sites, three park sites, a fire station, and Southern California Edison easement improvements. Many of these facilities will be constructed as the project phases develop.

Fees and Exactions

The city charges fees to offset the costs associated with permit processing. Tables 21 and 22 contains the planning fees currently in effect for the East Chino Specific Plan area and the

remaining areas in the city respectively. East Chino Specific Plan area's fees are higher because the area does not currently have the required infrastructure or services. The city has worked with developers and local property owners to create assessment districts and Mello-Roos districts to amortize the costs over a longer time period, thus reducing the impact on the housing cost.

Table 23 compares Chino city fees to those of other jurisdictions in the area. Chino's fees are not significantly different from those of other jurisdictions. However, in addition to standard processing fees, the city charges the following fees for various residential developments. Not all fees are appropriate or would be levied for all residential developments.

TABLE 21

**FEES FOR RESIDENTIAL CONSTRUCTION, 1989 ^a
EAST CHINO SPECIFIC PLAN AREA**

	<u>Single-Family</u>	<u>Multiple-Family</u>	<u>Mobilehome</u>
Bridges Development Fee	\$133.67	\$106.21	\$132.75
Fire Facilities and Equipment Fee	102.22	32.86	57.50
Intersection Design Fee	10.00	3.21	5.63
Park Development Fee	1,981.00	1,141.00	942.00
Police Training and Equipment Fee	143.33	46.07	80.63
Public Facilities Fee	200.67	64.50	112.88
SCE Easement Trail Development Fee	193.00	193.00	193.00
School Special Tax ^b	2,179.00	2,179.00	2,179.00
School Fee ^{b,c}	2,550.00	1,125.00	1,125.00
Sewage Facility Development Fee	950.00	950.00	950.00
Sewer Collection System Fee	438.22	376.00	411.50
Sewer Connection Charge	285.50	285.50	285.50
Sewer Line (CIM) Development Fee	75.78	65.00	71.13
Signals Development Fee	124.00	99.21	124.00
Storm Drain Development Fee	1,072.00 ^d	390.21	645.88
Thoroughfares Development Fee	485.78	388.64	485.88
Water Distribution Fee	1,128.90	756.00	926.13
Water Facility Development Fee	986.67	660.71	809.38
Water Meter Charge	<u>181.78</u>	<u>181.78</u>	<u>181.78</u>
TOTAL	\$13,221.51	\$9,043.90	\$9,719.57
Building Permit Fee	} Average \$1,077.50 per unit		
Plan Check Fee			
Electrical Permit Fee			
Heating/Air Conditioning Permit Fee			
Plumbing Permit Fee			

^a All fees given are per unit costs as of May 1989. Processing and approval fees vary and are not included. The specific plan reimbursement fee of \$267 per adjusted gross acre is not included. The following densities/acre are assumed: single-family, 4.5; multiple-family, 14; mobilehome, 8.

^b This fee is levied by Chino Unified School District and not the City of Chino.

^c Assumes typical 1,700 square feet single-family unit, 750 square feet multiple family unit, and mobilehome.

^d Assumes development east of Cypress Flood Control Channel.

Source: City of Chino, 1989.

TABLE 22

FEES FOR RESIDENTIAL CONSTRUCTION, 1989 ^a
AREAS OTHER THAN EAST CHINO SPECIFIC PLAN AREA

	<u>Single-Family</u>	<u>Multiple-Family</u>	<u>Mobilehome</u>
Bridges/Streets/Signals	\$ 219.72	\$ 70.63	\$ 123.59
Fire Facilities and Equipment Fee	65.64	21.10	36.92
New Construction Fee ^b	561.00	543.00	543.00
Park Development Fee	1,981.00	1,141.00	942.00
Police Training and Equipment Fee	154.39	49.63	86.85
Public Facilities Fee	207.31	66.64	116.61
School Special Tax ^c	2,179.00	2,179.00	2,179.00
School Fee ^{b,c}	2,550.00	1,125.00	1,125.00
Sewage Facility Development Fee	950.00	950.00	950.00
Sewer Collection System Fee	121.74	39.13	68.48
Sewer Connection Charge	285.50	285.50	285.50
Storm Drain Collection Fee	796.00	256.00	448.00
Water Distribution Fee	251.11	80.71	141.25
Water Facility Development Fee	368.88	118.57	207.50
Water Meter Charge	<u>181.78</u>	<u>181.78</u>	<u>181.78</u>
TOTAL	\$10,873.07	\$7,107.69	\$7,435.48
Building Permit Fee	} Average \$1,077.50 per unit		
Plan Check Fee			
Electrical Permit Fee			
Heating/Air Conditioning Permit Fee			
Plumbing Permit Fee			

^a All fees given are per unit costs as of March 1989. Processing and approval fees vary and are not included. The specific plan reimbursement fee of \$267 per adjusted gross acre is not included. The following densities/acre are assumed: single-family, 4.5; multiple-family, 14; mobilehome, 8.

^b Assumes typical 1,700 square feet single-family unit, 750 square feet multiple family unit, and mobilehome.

^c This fee is levied by Chino Unified School District and not the City of Chino.

Source: City of Chino, 1989.

TABLE 23

1988 / 89 DEVELOPMENT FEES -- WEST VALLEY REGION

Type of Application	Chino	Montclair	Pomona	Ontario	Upland	San Bernardino County
Zone Change / Reclassification	\$913	\$450	\$850	\$400	\$1,100 Review \$185	\$13.830-13 acres \$1,383 + \$65/acre \$10.02 to 25 acres \$2,358 + \$32/acre \$25.02 and above
Variance	\$605	\$50 Minor \$150 Major	\$125 Single-Family \$575 All Others	\$65 Homeowner \$325 All Others	\$525 and \$100 Each Additional Variance	\$841
Conditional Use Permit	\$950	\$350	\$575	\$325	\$825 New, \$625 Existing Structure	\$1,567
Unclassified Use Permit	N/A	—	\$575 Public Use Permit	—	\$125	\$2,495 Base Plan
Precise Plan/PRD Plan Specific Plan	\$26.50 +tax General Plan \$27.33 +tax ECSP \$13.52 +tax MSSP \$13.52 +tax	---	\$850	\$1,300 + \$10/acre over 35 acres	\$300 Site Plan Review	\$2,495 Base Plan
Rehearing or Appeal	\$817 Planning \$117 Admin.	50% Filing Fee	\$125	\$100	\$470 T.T.M. Public Hearing \$260 No Hearing \$251 Tract Map	\$291
Subdivision	\$1,200 and 50/lot Tentative Division 4 lots or less \$750 and \$50 per lot Tentative Parcel	\$200 Tent. Parcel \$500 Tent. Tract	\$550 T.T.M. \$55/Unit or Lot \$650 T.T.M. \$65/Unit or Lot	\$100 and 75/Lot to be Created Parcel \$700 and 5/Lot to be Created Tract	\$360 T.P.M. \$575 T.T.M. \$850 and \$10 ea. additional lot T.T.M.	\$3,435 + \$40/Lot Land Management Review

Processing and Permit Procedures

Local governments can discourage residential construction by increasing the time and uncertainty involved in gaining development approval to the point that the costs of processing (including carrying costs on the property) make the project uneconomic, or the complexity and length of the process discourage all but the most motivated of developers. In addition, for residential development, permits may be necessary from a variety of departments. However, processing time for residential projects in the City of Chino is not excessive, averaging 3 to 4 months. The actual review time is dependent on the size and location of the project, and whether it is designed to meet city standards or involves requests for waivers of development standards.

Review of the environmental impacts of proposed development under the California Environmental Quality Act (CEQA), as amended, can also increase the time and cost of processing development applications. If a full EIR is required, the delay can be as much as 6 months. However, in Chino, most housing development proposals involve small projects which do not require extensive environmental analysis.

C. NONGOVERNMENTAL CONSTRAINTS

The housing market of Chino is part of the larger housing market for the western San Bernardino Valley, northern Orange County, and Los Angeles region. To some extent, it is affected by regional trends. For example, the growth control movements in outlying areas of Los Angeles, as well as Orange and Riverside counties may make new development more difficult with the result that projects in Chino become more attractive. This section discusses the components of the housing market that can act to discourage construction of affordable housing, although many of these factors are beyond the control of local government.

Availability of Financing

Loans for purchase of a new home range from 9 percent (for an adjustable rate loan) to 12 percent for a fixed rate loan with a 30-year term. Interest rates charged for construction loans average 10 to 12 percent. This represents an increase of 1 to 1-1/2 percent over the rates in effect a year ago. Nonetheless these interest rates are almost 30 percent less than the rates in

effect at the time that the last housing was adopted. In other words, interest rates fluctuate with the national economy. A 1 percent interest rate increase causes the monthly payment for the average house in Chino to increase by \$140, and the monthly payment for the average condominium to increase by \$95. This reduces the number of households who can qualify to purchase a home in the city. Likewise, an interest rate increase in construction financing costs translates into higher rents that must be charged to recover the cost. If the resulting development will be too expensive to sell, the owner may elect not to proceed until interest rates drop or a subsidy can be found.

Financing for residential development in Chino is available, and demand is strong enough to continue construction rates much as they have been over the past 4 years. However, continued interest rate increases will eventually cause a construction slowdown, similar to that experienced in the early 1980s when interest rates reached 15 to 18 percent.

There are no indications that any area of the community experiences difficulty securing financing to develop, purchase, or expand existing housing. Privately financed home improvements and additions, as well as infill development, are occurring throughout the older neighborhoods.

Price of Land

The proportion of housing cost attributable to land costs will vary depending on the location of the property and how long it has been in the developer's hands. Land in some areas cost more than land in other areas. A survey of developers and realtors active in the Chino area indicated that the average cost for a finished acre of land is \$154,000, or \$35,000 per single-family lot. This translates to approximately 25 percent of the cost of a single-family home in the area.

Cost of Construction

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct than single-family housing. However, there is a wide variation within each construction type depending on the size of the unit and the number and quality of amenities offered. This includes such obvious items as fireplaces, swimming pools, and tennis courts, as well as the less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and the quality of cabinetry and woodwork. According to the

Construction Industry Research Board, construction cost per square foot for a single-family home ranges between \$60 and \$100.

A recent review of the cost components of construction projects indicated that land costs represent approximately 25 percent of the total project cost, with the cost per unit decreasing as density increases. Construction costs are more constant, representing approximately 35 to 40 percent of the cost of development.

Manufactured housing (including both mobilehomes and modular housing) is less expensive than conventional stick-built housing. However, even within this type of construction, there is a wide range of prices, depending on the size and finish of the units. In 1986, the Golden State Mobilehome Owners League indicated that the cost of a new coach ranged from \$35 to \$65 per square foot. This does not include the cost of land, infrastructure, required permits, or improvements.

Material costs and availability have not been a problem for developers in recent years in Southern California. However, changes in local regulations may create shortages in some materials which will delay completion and increase cost for individual projects. For example, the recent concern about the overloading of the sewage treatment plant has caused many jurisdictions to require low-volume flush toilets in new development or rehabilitation. These fixtures were not a standard requirement just a couple of years ago, and some developers in other areas have reported delays in getting the fixtures needed to complete their projects. Overall, however, material shortages are not expected to constrain housing development.

SECTION 6

SUMMARY OF HOUSING NEEDS

The previous sections have discussed the existing profile of Chino's residents and its housing market. The conclusion is that there are a variety of housing needs in the community corresponding to the diversity of household and housing types. These needs can be categorized, however, in one of the following groups:

- Housing Production. There is a need to develop new housing on sites suitable for residential use in order to accommodate a growing population and ensure a choice of housing types and prices to meet the needs of all segments of the community. Based on the Regional Housing Needs Assessment prepared by SCAG, a total of 2,447 units need to be added to the city's housing stock by 1994. This would represent a 16.1 percent increase in the existing housing stock.
- Housing Conservation and Improvement. There is a need to maintain and improve the existing housing stock in sound condition and at affordable prices, since it is generally less expensive to maintain and improve existing units than it is to build new ones. Based on the city's Housing Assistance Plan, there are 1,424 substandard units in the city, 1,280 of these are considered suitable for rehabilitation and 144 of which should be replaced.
- Housing Assistance. Some households will need special assistance to continue to reside in Chino. This includes both low income households, and those with special housing requirements. The Regional Housing Needs Assessment estimates that there are 1,717 lower income households who are paying more than they can afford for housing in Chino. Sixty-seven percent of these are renters. In addition, approximately 1,200 homeless people are expected to need assistance each year over the next 5 years.
- Balance Housing Goals with Other City Goals. The City of Chino has many goals, such as the need to balance jobs and housing, the desire to protect and enhance environmental and historic resources, the goal of enhancing and maintaining existing levels of service for utilities and public services. Programs undertaken in pursuit of these goals may affect the city's ability to meet its housing goals.
- Citizen Participation. The City of Chino encourages maximum participation of its citizens in the decision making process. There is a particular need to ensure that residents are consulted about programs and policies which affect their homes and neighborhoods.

The goals, policies, and implementation programs which the City of Chino has adopted to address these needs will be addressed in the upcoming housing element update sections.

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HOUSING ELEMENT APPENDIX B

Housing Condition Survey

Chino General Plan

September 1989

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Structural/Foundation Integrity

- Foundation below finished grade
- Foundation cracks, chipping, and holes
- Absence of foundation
- Sagging, buckling, or warped walls
- Walls containing holes
- Walls with more than hairline cracks
- Walls repaired with makeshift materials
- Walls missing exterior siding
- Leaning, or crumbling chimney

Roof

- Sagging roofline, rippled eaves
- Holes in roof
- Structural weakening caused by dryrot or termites
- Multiple, major patch repairs

Windows

- Broken and/or boarded windows
- Windows missing

Driveways/Walkways

- Absence of driveway when garage faces street
- Cracked, broken, uprooted, or chipped concrete or pavement

Paint

- Absence of paint
- Peeling paint

Landscaping

- Bare areas of soil
- Tall grasses, weeds, overgrown plants
- Litter
- Abandoned automobiles
- Household furniture
- Leaning fence
- Broken fence materials
- Missing portions of fence

The results of the survey are summarized below and on the wall map.

As required by state law, the City of Chino is revising the housing element of their General Plan during 1989. Michael Brandman Associates, Inc. (MBA) was hired to complete an evaluation of housing conditions within the city. There are two purposes for this study: (1) to update information on the existing physical condition of housing in the city, and (2) revise information regarding land available for housing development. This information will be used in the housing element update and in establishment of housing rehabilitation, loan and grant programs.

METHODOLOGY

The residential areas of the city were divided into two categories. The first category, the CDBG "target areas," includes neighborhoods south of Riverside Drive to Chino Avenue, east of Monte Vista Avenue to west side of 13th Avenue, and south of Chino Avenue to Schaffer Avenue, east of Monte Vista Avenue to Central Avenue. The target area is delineated in green on the 1,000 feet scale wall map. The remaining residential areas comprise the second category and are denoted in varying shades of yellow and brown, and have been labeled with 1 through 60.

In the target area, a lot-by-lot survey was completed. Each dwelling unit was evaluated for structural and foundation integrity, roofing, paint condition, windows and window jams, landscaping maintenance including driveway conditions, and sidewalks. If a second or third dwelling unit was observed on a lot, it was noted as well. Frequently, the additional units were originally constructed as the primary dwelling's garage. Vacant parcels in residential areas were also noted. In addition, parcels developed with accessory uses (such as gardens and play areas) for a residential unit were identified as vacant since they could be developed with housing.

Outside the target area, the windshield survey was performed on a block-by-block or neighborhood basis. That is, the block was evaluated as an aggregate rather than on a lot-by-lot basis. Again, the following conditions were evaluated and noted: structural and foundation integrity, roofing, paint condition, windows, landscaping, driveways, and sidewalks.

Specifically, the units were evaluated on exterior structure and landscape conditions. The following items were noted if present:

SURVEY RESULTS

CDBG TARGET AREA

In the target area, there are 62 vacant residentially zoned lots. These lots are scattered throughout the target area and not confined to any one or two specific areas. There are also approximately six vacant lots in residential areas which are not residentially zoned. Although these are also scattered, they tend to concentrate in the area south of Chino Avenue between Monte Vista Avenue and Central Avenue.

Housing condition varies greatly in the target area--ranging from well kept homes with neat landscaping to others which appear to have burned and been abandoned. There are 1,150 units in the target area. Two hundred twenty-eight units (228), 72 percent of all units requiring external repairs within the target area, require one or two minor repairs. These include a new coat of paint, roof repair, or reroofing, landscaping, construction of driveways, or minor wall or fencing repair. Thirty-eight units need more major repair, including some structural or foundation work, as well as minor repairs. Forty-nine units require such a number of minor repairs that the cost may well be major.

During the survey, some lots were observed to have more than one unit. The survey identified secondary units from the dedicated streets, as well as the alleys. Some of the units are converted garages, others were separate construction. In a few cases, the lots contained converted garages and secondary units, as well as the primary unit. Approximately 62 parcels were observed to have more than one dwelling unit.

Within the target area, there are incompatible uses, such as industrial or small warehousing adjacent residential use. The incompatible uses are concentrated on 2nd, 3rd, 4th, and 6th streets, between Chino Avenue and D Street. Incompatible uses were also located between Monte Vista Avenue and Central Avenue on F and G streets.

Residential and industrial land use incompatibilities create potential conflicts, such as increasing the number of industrial vehicles traveling on residential streets--potentially increasing the number of child/automobile vehicle accidents. The industrial uses may use or produce products which may

be harmful to the local residents. Last, the industrial operation may create inappropriate noise levels for the residential areas.

Throughout much of the target area, street trees and landscaping are absent, detracting from the area's aesthetics. Many blocks are without sidewalks; other blocks lack curbs and gutters as well as sidewalks.

REMAINING AREAS

The remaining residential areas of the city vary in age, character, housing type, and housing condition.

Group 1 Neighborhoods: 1,2,3,5,9,10,12,15,19,26,29,30,31,32,33,36,41,42,43,45,46,47,49,50,51,53, 54,55,56,57, and 59

Thirty-two of the 60 Chino neighborhoods belong in this group. These neighborhoods are well kept without any visible problems. There are some neighborhoods which would be enhanced by onsite trees and further landscaping. Six neighborhoods lack street trees which detract from their aesthetics: Neighborhood 3 (north of Philadelphia Street, west of Ramona to corporate boundaries), Neighborhood 10 (south of Philadelphia Street, east and west of Ramona Avenue), Neighborhood 18 (south of the Pomona Freeway to Walnut Avenue, east of San Antonio Avenue to Mountain Avenue), and Neighborhood 33 (south of Walnut Avenue to corporate boundary, west of Euclid Avenue to Fern Avenue), Neighborhood 46 (south of Chino Avenue to Schaefer Avenue, east of East End Avenue to the San Antonio Flood Control Channel). In addition, two neighborhoods lack curbs and sidewalks: Neighborhood 42 (between Cypress Avenue and Fern Avenue and between Arthur Court to Gloria), and Neighborhood 55 (south of Chino Avenue, west of Cypress Avenue to Mountain Avenue). In these areas, residents safety may be endangered.

Group 2 Neighborhoods: 4,11,13,14,16,20,21,35,48 and 52

These 10 residential areas have one or two homes which need minor repair, such as paint, driveway, or roof repairs. Again, street trees would enhance all neighborhoods aesthetics. In

addition, Neighborhood 4 (south of Francis Avenue to the Pomona Freeway, east of Yorba Avenue to Bridge) lacks sidewalks, curbs, and gutters along Adams Street and Taft Avenue near Butterfield Avenue.

Group 3 Neighborhoods: 6,7,8,17,22,23,24,27,37,38,39,40,44 and 60

These 14 residential neighborhoods are generally in good condition, although, there are some homes which require repair, landscaping, and sidewalks. All areas lack landscaping on the individual lots and within the public right-of-ways, affecting the neighborhood's appearance. Three neighborhoods lack curbs and sidewalks. These neighborhoods are Neighborhood 6 (south of Frances Street to Philadelphia Street, east of Vernon Avenue to Benson Avenue), Neighborhood 23 (south of Gettysburg Avenue to Riverside Drive, east of Ramona Avenue to Russell Avenue), and Neighborhood 38 (south of Riverside Drive to B Street, east of Benson to Magnolia Avenue).

Group 4 Neighborhoods: 25,28, 34, and 58

Four neighborhoods comprise this group, Neighborhood 25 (south of Walnut Avenue to Riverside Drive, west of 10th Street to 7th Street), Neighborhood 28 (north of Riverside Drive between Magnolia and Mountain Avenues), Neighborhood 34 (south of Riverside Drive to Chino Avenue, west of Benson Avenue to 13th Avenue), and Neighborhood 58 (north of Schaffer Avenue between Cypress Avenue and Mountain Avenue). In these neighborhoods, some of the homes have structural problems, as needing roofing repairs, paint, and debris removal, as well as landscaping both on the property and within the public right-of-way.

Summary

In general, the neighborhoods are in good to very good condition. In each neighborhood, there are one or two homes where repairs or debris removal are necessary. Most noted is the sparse and lack of vegetation, including street trees, median planting, other public facility landscaping. Some areas lack curbs and sidewalks potentially endangering pedestrian safety.

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